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{
  "typeOfReport": {
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  "purposeOfValuation": {
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    "type": "CREDITOFFICER",
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    "firstName": "Saumita Chakraborty",
    "lastName": "Chakraborty",
    "mobileNo": "",
    "workMobileNo": "9167177426",
    "email": "Saumita.racpc.sion@sbi.co.in"
  },
  "fees": {
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    "discussWithPerson": "Saumita Chakraborty",
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"expectedFees": 2500,
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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"client": {
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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirod Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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  "siteEngineer": {
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    "_id": "60f9343b45132d6a6bdd96e8",
    "role": "SITEENGINEER",
    "firstName": "Rajesh",
    "email": "rajeshb.ghadi@gmail.com",
    "lastName": "Ghadi",
    "mobileNo": "8652092666",
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  },
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    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
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"firstName": "Shamal",
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\profilePhoto_1626258995038_IMG-20210602-WA0046.jpg"
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    {
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      "label": "Wealth Tax"
    }
  ],
  "type": "EMPLOYEE",
  "_id": "6084131a13f01f158c6ea1f3",
  "PANNo": "AEAPC7114Q",
  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
  "registrationNo": [
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      "dateTime": "2023-08-22",
      "remark": ""
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      "dateTime": "2023-08-22",
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    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Kamothe",
    "label": true
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    "label": false
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    "label": true
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  "key": "taluka",
  "value": "Panvel",
  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "khataNo",
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  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "value": "",
  "label": false
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  "roof": {
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    "value": "rcc_Slab"
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    "label": "Internal Visit not allowed"
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"fittings": {
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"finishing": {
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    "label": "CIDCO"
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  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
    "north": "Sai Prasad Apartment",
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    "west": "Internal Road & Open Plot"
  },
  "asPerDocumentAgreement": {
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"north": "Plot No. 44",
"west": "11 Mtr. Wide Road",
"south": "Plot No. 42 & 65",
"east": "Plot No. 45"
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our report is based on external site visit and documents provided by the bank. The
composition of flat not seen. As per agreement sale plan, the composition of flat is 1
Bedroom + Living Room + Kitchen + WC & Bath + Passage + Terrace (i.e. 1BHK + WC
& Bath).",
},
"compositeRate": {
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based on external site visit and documents provided by the bank.",
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"salvageValue": "10",
"depreciatedCostOfConstruction": "11054.5",
"depreciatedBuildingRate": "2254.5"
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"igrRate": {
"propertyName": "Kamothe Sector 10",
"rate": "81700.00",
"landRate": "30600",
"igrImage": "cases/64e0872189269b6523785494/igr_1692782378023_Image.png",
"squareMeterGuideLineRate": "85785.00",
"squareFeetGuideLineRate": "7970.00"
},
},
"igrFinalRate": {
"rate": "7406.00",
"squareFeetGuideLineRate": "7406.00",
"squareMeterGuideLineRate": "79715.00"
},
},
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"label": "Medium"
},
},
"propertyTypeOfUseList": {
"label": "Residential Purpose",
"value": "Residential_Purpose"
},
},
"propertyOccupiedByList": {
"value": "External_Site_Visit_Only",
"label": "External Site Visit Only"
},
},
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"monthlyRent": "9,500",
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"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per CIDCO norms",
"tenantName": "",
"maintenanceOfFlat": "External site visit done only"
},
"marketability": {
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    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "value": "6\"_Thk._Brick_Masonery"
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  "waterTank": {
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    "value": "MunicipalWaterSupply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Stilt Car Parking ",
  "constructionWorkStatus": {
    "label": "Completed",
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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"date": "1",
"month": "1",
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"typeOfStructure": {
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  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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  "label": "Good"
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"buildingSpecification": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "label": "Yes",
  "value": "1"
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"maintenanceOfTheBuilding": {
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"value": "Information_not_available",
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"value": "Information_not_available",
"label": "Information not available"
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"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
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"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": false,
"totalLifeBuilding": "60",
"estimatedAge": "49",
"ageOfBuilding": "11",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "7",
"flatFloorNo": "",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "9"
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"finalPlinthArea": {
"area": "504.00",
"measurementType": "Sq. Ft.",
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"areaAsPer": "Area As per Agreement for sale"
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"routeMap": {
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routeMap_1692787224025_Image.png",
    "routeLat": "19.018932",
    "routeLng": "73.094675",
    "stationName": "Khandeshwar",
    "routeDistance": "1.6 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finalLatLng": true
  },
  "locationMapImg": [
    {
      "id": "Ifnyc9",
      "name": "Ifnyc9",
      "image": "cases/64e0872189269b6523785494/
routeMap_1692787185211_Image.png"
    }
  ],
  "valuation": {
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    "totalwardrobesRate": "0",
    "wardrobesQty": "0",
    "showcasesQty": "0",
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    "totalshowcasesRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4643100.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "4643100.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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"status": false
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"status": false
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"status": false
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"percentage": "0.00",
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"status": false
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"ownerPhoneNo": "9619992758",
"appAddress": "Flat no. 701, 7th Floor, Satyam Platinum, Plot no. 43, Sector 10,
Kamothe, Tal. Panvel",
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"phone": "9619992758",
"ownershipShare": "",
"email": "",
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}
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Ltd., Plot No. 43, Sector 10, Village - Kamothe, Taluka - Panvel, District - Raigad, Navi
Mumbai, PIN - 410 209, State - Maharashtra, India",
"updatedBy": "60eebe33f3dd69653a5837ae",
"addressForMap": "",
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"contactPersonName": "Mr. Suresh Dnyanadev Patil",
"email": "",
"isExternal": "false",
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