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{
  "typeOfReport": {
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    "RVDSValues": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "636b7ad64d42487767af7c8d",
    "firstName": "Birendra",
    "lastName": "Thakur",
    "mobileNo": "",
    "workMobileNo": "9969782542",
    "email": "birendra.thakur@sbi.co.in"
  },
  "fees": {
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"_id": "6418456a96b58848585f8cb2",
"name": "Thane",
"email": "thane@vastukala.com",
"phone": "1234567890",
"address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
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"client": {
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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "Naupada Branch Thane",
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  "mobileNo": "5413552365",
  "alternateMobileNo": "",
  "address": "425, Gokhale Road, Naupada, Thane, Maharashtra",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "label": "Residential"
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"zone": {
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"_id": "64abdb2806d6ec174986d16b",
"role": "PICKUPPERSON",
"firstName": "Sahadu",
"email": "thoratsahadu8679@gmail.com",
"lastName": "Thorat",
"mobileNo": "9422389642",
"shortName": "ST",
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"siteEngineer": {
"type": "EMPLOYEE",
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"role": "MAKER",
"firstName": "Abhiraj",
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"lastName": "Bhagat",
"mobileNo": "8369839430",
"designation": "",
"shortName": "AH",
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"rateVerifier": {
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"_id": "5fc78e26625ecd20ec1f88e9",
"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"designation": "",
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        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      {
        "title": {
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          "label": "FIIV"
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      }
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"fatherName": "Baburao"
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    {
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"visitedDate": []
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "label": false
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    "key": "village",
    "value": "Jambe",
    "label": true
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    "value": "12",
    "label": false
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  "value": "Pune",
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  "value": "Mulshi",
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  "name": "Building Name",
  "key": "buildingName",
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  "label": false
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  "value": "",
  "label": false
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  "value": "C",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "1204",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
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  "value": "",
  "label": false
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  "label": false
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  "label": false
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  "value": "",
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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"label": "No"
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  "south": "Internal Road & Open Plot",
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "46950",
  "landRate": "9340",
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  "squareFeetGuideLineRate": "4798.00"
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"igrFinalRate": {
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  "rate": "46950",
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  "squareFeetGuideLineRate": "4798.00"
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"propertyTypeOfUseList": {
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  "label": "Residential Purpose"
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"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per PMRDA norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
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    "label": "R. C. C. Slab"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Along with Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
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"asthetikLook": {
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  "year": "2022",
  "fullDate": "1/1/2022"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "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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"buildingSpecification": {
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  "label": "Information Not Available"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "Information_not_available",
  "label": "Information not available"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "",
"noOfLifts": "3",
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"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/64e0b0edae896715ef7e53bf/
routeMap_1693311654273_Image.png",
    "routeLat": "18.626258",
    "routeLng": "73.710492",
    "stationName": "Akurdi",
    "routeDistance": "8.2 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "hdj7f",
      "name": "hdj7f",
      "image": "cases/64e0b0edae896715ef7e53bf/
routeMap_1693311578774_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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"kitchenArrangementsQty": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4717500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4717500.00"
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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": ""
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"percentage": "0.00",
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"status": false
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  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
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"externalPainting": {
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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"isHideFloor": true,
"status": false
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": true
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      "orientation": "portrait"
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  "orientation": "portrait"
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      "path": "cases/64e0b0edae896715ef7e53bf/
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"isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"_id": "64e0b0edae896715ef7e53bf",
"ownerName": "Ms. Nivedita Shankar Shinde",
"ownerPhoneNo": "9930922238",
"fullAddress": "Residential Flat No. 1204, 12th Floor, Wing - C, ORO Avenue, Life
Republic, Sector R-9, Marunji Road, Village - Jambe, Taluka - Mulshi, District - Pune,
Pune, PIN - 410 057, State - Maharashtra, India",
"remark": "",
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    }
  },

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"inputs": {
  "documentDate": "01/11/2018",
  "from": {
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    "label": "Promoter"
  },
  "Promoter": "Kolte Patil I-Ven Townships (Pune) Limited",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Ms. Nivedita Shankar Shinde"
},
"isHardCopy": false,
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"id": "171171",
"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Tue Aug 29 2023 16:48:40 GMT+0530 (India Standard Time)"
},
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Pune Metropolitan Reginal Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "BMU / Mouje – Jambe & Marunji / Survey No. 124 (Part) and others Sector
R-9 / Case No. 235/ 19 – 20"
},
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"path": "cases/64e0b0edae896715ef7e53bf/document_1693308076546_1_Occupan
cy_Certificate__Completion_Certificate__Architects_certificate_of_completion_for_plott
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ed_development.pdf",
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Pune_Metropolitan_Reginal_Development_Authority",
      "label": "Pune Metropolitan Reginal Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
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  },
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  "displayStatus": false,
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  "path": "cases/64e0b0edae896715ef7e53bf/document_1693308168757_1_Commencement_Certificates___NA_Order_for_plotted_development.pdf",
  "id": "159525",
  "uploadedBy": "60eebe33f3dd69653a5837ae",
  "createdAt": "Tue Aug 29 2023 16:52:48 GMT+0530 (India Standard Time)"
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    "label": "RERA Certificate"
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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  "Registration_No": "P52100017116"
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"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Tue Aug 29 2023 16:53:43 GMT+0530 (India Standard Time)"
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"createdBy": "6430f74691d7c62df11f3f15",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Aug 19 2023 17:39:17 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Ms. Nivedita Shankar Shinde",
    "phone": "9930922238",
    "ownershipShare": "",
    "email": "",
    "id": "936602"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "length": "12.58",
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  "length1": "6",
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  "extraAreas": [],
  "finalArea": "108.48"
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  "length1": "10",
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  "width": "10.42",
  "width1": "10",
  "width2": "5",
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  "images": [],
  "extraAreas": [],
  "finalArea": "109.37"
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{
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    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "6.17",
  "length1": "6",
  "length2": "2",
  "width": "4.08",
  "width1": "4",
  "width2": "1",
  "totalArea": "25.18",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.18"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "7.17",
  "length1": "7",
  "length2": "2",
  "width": "3.25",
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"width2": "3",
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"images": [],
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  "width2": "6",
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  "extraAreas": [],
  "finalArea": "110.04"
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{
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    "label": "Square Feet"
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  "name": "Toilet",
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  "width": "4.50",
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  "width2": "6",
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    "label": "Square Feet"
  },
  "id": "847743",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "629",
  "squareMeterArea": "58.44",
  "docFinalBuiltUp": "691.9",
  "docFinalBuiltUpSquareMeter": "64.28399999999999",
  "docBultupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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    "floor": "2nd Floor",
    "source": "Index_no.2",
    "expectedPrice": "4294500",
    "expectedRate": "6827.50",
    "builtUpExpectedRate": "6206.82",
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  },
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    "printlnReport": true,
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    "id": "2",
    "property": "Flat",
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  "areaType": "Carpet",
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  "expectedPrice": "6400000",
  "expectedRate": "7322.65",
  "builtUpExpectedRate": "6656.96",
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  "property": "Flat",
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  "areaType": "Carpet",
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  "source": "Nobroker.com",
  "expectedPrice": "8000000",
  "expectedRate": "10471.20",
  "builtUpExpectedRate": "9519.28",
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    "path": "cases/64e0b0edae896715ef7e53bf/
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Name	Length	Width	Total
Composition :			
Living Room	12'7"	11'9"	147.85
Balcony Area	6'10"	5'9"	39.29
Kitchen	10'7"	10'3"	108.48

Bedroom	10'6"	10'5"	109.37
Toilet	6'2"	4'1"	25.18
Passage	7'2"	3'3"	23.29
Bedroom	11'7"	9'6"	110.04
Toilet	7'5"	4'6"	33.37
Other Composition :			