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{
  "typeOfReport": {
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    "RVDSValues": false
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  "purposeOfValuation": {
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  "toAssess": {
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    "type": "CREDITOFFICER",
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    "firstName": "Pranjli ",
    "lastName": "Prabhu",
    "mobileNo": "",
    "workMobileNo": "9969957108",
    "email": "pranjli.prabhu@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 15000,
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  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
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  "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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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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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, Kirol 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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"propertyType": {
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  "label": "Residential"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "email": "dasrat.jaiswar1234@gmail.com",
  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
  "designation": "",
  "shortName": "DFJ",
  "workWithDocumentMaker": ""
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
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  "mobileNo": "8369040652",
  "designation": "",
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  "email": "nitesh.khedekar@vastukala.org",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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  "value": "BANK"
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  "key": "district",
  "value": "Mumbai Suburban",
  "label": true
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  "value": "Kurla",
  "label": true
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  "key": "buildingName",
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  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 400 088",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teal wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  }
}
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"fixtures": {
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  "label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
},
"finishing": {
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  "label": "Cement Plastering"
}
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  "ownership": {
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Vaibhav Industrial Estate",
    "east": "Raheja Acropolis Lane"
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    "south": "Details not available",
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    "south": "",
    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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  "title": "Boundaries of The Flat"
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"empanelledOfApprovePlan": ""
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "31370",
  "depreciatedBuildingRate": "2170"
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"igrRate": {
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  "rate": "207880.00",
  "landRate": "92080",
  "igrImage": "cases/64fafae6a8e9b70221db8caa/igr_1696415280372_Image.png",
  "squareMeterGuideLineRate": "228668.00",
  "squareFeetGuideLineRate": "21244.00"
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"igrFinalRate": {
  "rate": "19341.00",
  "squareMeterGuideLineRate": "208180.00",
  "squareFeetGuideLineRate": "19341.00",
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  "areaStatusList": {
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    "label": "Medium"
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  "label": "Residential Purpose"
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  "label": "Owner Occupied"
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"assessmentNo": "Details not available",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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},
"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
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"carParking": "Along with One Car Parking Space No. L - 19 in the compound of the building (Open to Sky)",
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"constructionWorkStatus": {
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2008",
  "fullDate": "1/1/2008"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Yes",
  "label": "Yes"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "15",
"totalLifeBuilding": "60",
"estimatedAge": "45",
"noOfBasement": "1",
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"noOfAmenityFloors": "1",
"noOfFloors": "19",
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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/64fafa6a8e9b70221db8caa/
routeMap_1694422723457_Image.png",
    "routeLat": "19.048194",
    "routeLng": "72.917028",
    "stationName": "Govandi",
    "routeDistance": "1.8 KM"
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
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    "latLng": true,
    "finallatLng": true
  },
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      "name": "77a7i",
      "image": "cases/64fafa6a8e9b70221db8caa/
routeMap_1694422107783_Image.png"
    }
  ]
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"valuation": {
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"totalkitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "30115200.00",
"finalValue": "30115200.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Wed Oct 04 2023 17:01:46 GMT+0530 (India Standard Time)",
  "number": "2302841",
  "dayCount": "16",
  "monthCount": "38",
  "generatedBy": "60092304a16fab0f2af9b0c2"
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    "status": false
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  "status": false
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}
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    "name": "Living Room",
    "path": "cases/64fafae6a8e9b70221db8caa/
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  "ratePerUnit": "0.00",
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"status": true,
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"paymentId": [],
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"ownerName": "Mr. Rahul Ghatak & Mrs. Disha Nawani",
"ownerPhoneNo": "9987014450",
"appAddress": "Flat no. 1804, 18th Floor, Building no. 1, Augustus Raheja, Acropolis 2,
Deonar ",
"remark": "",
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    "inputs": {
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      "from": {
        "value": "Vendor",
        "label": "Vendor"
      }
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    "Vendor": "Mr. Manoj Hiralal Punjabi & Mrs. Riddhi Manoj Punjabi",
  }
]
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"Purchasers": "Mr. Rahul Ghatak & Mrs. Disha Nawai"
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      "label": "Municipal Corporation Of Greater Mumbai"
    },
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      "label": "Document No"
    },
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    "label": "Document No"
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"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Mon Sep 11 2023 17:02:19 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "003633",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Sep 08 2023 16:13:50 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rahul Ghatak & Mrs. Disha Nawani",
    "phone": "9987014450",
    "ownershipShare": "",
    "email": "",
    "id": "809607"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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    }
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  "width2": "2",
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  "width2": "11",
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  "width2": "6",
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    "label": "Square Feet"
  },
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    "label": "Square Feet"
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"extraAreas": [],
"finalArea": "36.39"
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    "label": "Square Feet"
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  "length": "10.08",
  "length1": "10",
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  "width1": "7",
  "width2": "7",
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  "extraAreas": [],
  "finalArea": "76.47"
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    "label": "Square Feet"
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  "images": [],
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  "extraAreas": []
},
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    "label": "Square Feet"
  },
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  "length": "12.00",
  "length1": "12",
  "length2": "00",
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  "width1": "9",
  "width2": "11",
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  "images": [],
  "extraAreas": [],
  "finalArea": "119.00"
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
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  "length1": "2",
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  "width2": "4",
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  "extraAreas": []
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      "value": "Carpet"
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      "value": "Dry_Balcony"
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      "label": "Square Feet"
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    "length": "",
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`Augustus`, Raheja Acropolis - II Adonis Augustus Co-Op. Hsg. Soc. Ltd., Plot No. 'A',
Deonar Pada Road, Off. V. N. Purav Marg, Near Telecom Factory , Village - Deonar,
Taluka - Kurla, District - Mumbai Suburban, PIN Code - 400 088, State - Maharashtra,
India",
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Name	Length	Width	Total
Composition :			
Passage	4'7"	7'6"	34.37
Dining	14'8"	11'2"	163.78
Living Room	9'4"	9'11"	92.56
Bedroom	7'00"	14'6"	101.50
Cupboard	2'00"	2'00"	4.00
Passage	10'11"	3'4"	36.39
Kitchen	10'1"	7'7"	76.47
Toilet	4'5"	7'5"	32.76
Bedroom	12'00"	9'11"	119.00
Bedroom	2'10"	3'4"	9.44
Toilet	5'0"	7'10"	39.17
Other Composition :			
Dry Balcony	3'9"	7'0"	26.25

Flowered Area	2'00"	7'8"	15.33
Flowered Area	2'00"	8'00"	16.00