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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "64c8ef4aa5c3051014f69810"
    },
    "type": "CREDITOFFICER",
    "_id": "64c8ef4aa5c3051014f69812",
    "firstName": "Nidhi",
    "lastName": "Narain",
    "mobileNo": "",
    "workMobileNo": "9820451312",
    "email": "nidhi.narain@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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    "discussWithPerson": "Nidhi",
    "expectedFees": null,
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  "organization": {
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"_id": "643a5702108b68389ed72f71",
"name": "Mumbai",
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"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "64c8ef4aa5c3051014f69810",
  "name": "PBB Chinchpokli Branch",
  "branchCode": "",
  "mobileNo": "2223707501",
  "alternateMobileNo": "",
  "email": "nidhi.narain@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Voltas House A, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400
033"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "value": "Residential",
  "label": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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    "type": "EMPLOYEE",
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"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
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"mobileNo": "9167204063",
"shortName": "SJ",
"workWithDocumentMaker": "",
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},
"siteEngineer": {
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"_id": "63fc4680ce84bf289ba9c7fc",
"role": "SITEENGINEER",
"firstName": "Nikhil ",
"email": "valtechnical2022@gmail.com",
"lastName": "Sonawane",
"mobileNo": "9819470709",
"designation": "",
"shortName": "NS",
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"rateVerifier": {
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"_id": "60f915d3f3dd69653a592199",
"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Shobha",
"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
"shortName": "SH",
"workWithDocumentMaker": "",
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"maker": {
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"role": "MAKER",
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"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
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"valuers": [
{
"valuersRegistrationNumber": [
{
"value": "[N]C.C.I.T/I -14/52/2008-09",
"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",
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"title": {
"value": "Wealth_Tax",
"label": "Wealth Tax"
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"number": "[N]C.C.I.T/I -14/52/2008-09"
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\\profilePhoto_1622369528291_Sharad Chalikwar Photo.jpg"
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"clientType": {
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  "value": "BANK"
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"location": {
  "latitude": "19.195089278290084",
  "longitude": " 73.19732459510162"
},
"geo": {
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    19.195089278290084
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"siteVisit": {
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      "remark": ""
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    {
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      "remark": ""
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"visitedDate": [
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    "status": "COMPLETED",
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    "dateTime": "2023-10-31",
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "key": "village",
    "value": "Morivali",
    "label": true
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    "value": "6",
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  "buildingNo": {
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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"taluka": {
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  "key": "taluka",
  "value": "Ambarnath",
  "label": true
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  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
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  "value": "Himalay Co-op. Hsg. Soc. Ltd.",
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  "key": "street2",
  "value": "B-Cabin Road",
  "label": false
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  "value": "",
  "label": false
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"projectName": {
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  "value": "",
  "label": false
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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"CTSNo": {
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  "key": "CTSNo",
  "value": "9278, Gut No. 51 (pt), Ward No. 7, Mum. House No. 9758",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "602",
  "label": false
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
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  "key": "postalCode",
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tile flooring"
  },
  "doors": {
    "value": "Teak_wood_door_frame_with_flush_shutters",
    "label": "Teak wood door frame with flush shutters"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering"
  }
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"general": {
  "ownership": {
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    "label": "Joint Ownership"
  },
  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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"label": "Ambernath Municipal Council"
},
"whetherCoveredUnderAnyState": {
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  "north": "Road",
  "west": "Shree Gagangiri CHSL",
  "south": "Slum Area",
  "east": "Slum Area"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "east": "",
    "south": "",
    "west": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Building Completion Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No"
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "19.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "6693",
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"depreciatedBuildingRate": "2093"
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"igrRate": {
  "propertyName": "Morivli",
  "rate": "45500",
  "landRate": "9280",
  "igrImage": "cases/653f3e0dd6fbd83553d55ee4/igr_1698732482136_Image.png",
  "squareMeterGuideLineRate": "47775.00",
  "squareFeetGuideLineRate": "4438.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0.00",
  "depreciationPercentage": "87",
  "rate": "3974.00",
  "squareFeetGuideLineRate": "3974.00",
  "squareMeterGuideLineRate": "42771.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "11,000",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per AMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2010",
    "fullDate": "1/1/2010"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  }
}
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},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
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  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "Building_Completion_Certificate",
"label": "Building Completion Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "47",
"ageOfBuilding": "13",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"areaType": "Built Up",
"area": "787.20",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
},
"routeMapImg": "cases/653f3e0dd6fbd83553d55ee4/
routeMap_1698752571675_Image.png",
"routeLat": "19.194833",
"routeLng": "73.197250",
"stationName": "Ambarnath",
"routeDistance": "2.5 km"
},

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"finalLatLng": {
  "coordinates": [
    null,
    null
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  "type": "Point"
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"showLocation": {
  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "v04549",
    "name": "v04549",
    "image": "cases/653f3e0dd6fbd83553d55ee4/
routeMap_1698752465831_Image.png"
  }
]
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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"totalothersRate": "0",
"finaltotal": "4390608.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4390608.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu Nov 02 2023 18:47:05 GMT+0530 (India Standard Time)",
  "number": "2303332",
  "dayCount": "18",
  "monthCount": "28",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
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    "floorsCompleted": "",
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"isHideFloor": false,
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"externalBrickWork": {
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  "isHideFloor": false,
  "status": false
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"internalPlastering": {
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
},
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  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"label": "External Painting",
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"floorsCompleted": "",
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"floorsCompleted": "",
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"label": "External Development & Final Finishing",
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"isHideFloor": true,
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"label": "Work Completed (%)",
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      "orientation": "portrait"
    },
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    "name": "Living Room",
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/653f3e0dd6fbd83553d55ee4/
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    "orientation": "landscape"
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  "builtUpRateRange": {
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    "max": "6173"
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
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"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"status": true,
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"ownerName": "Mr. Rohit Anand Salve ",
"ownerPhoneNo": "7030117190",
"appAddress": "Flat no 602.6floor,Building No 44,Himalay CHS,Navare Nagar,B Cabin
Road ,Moravali Village Ambarnath East ",
"remark": "070301 17190",
"documents": [
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    },
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Mr. Karsanbhai Valjibhai Parsia & Mr. Dinesh Karsanbhai Patel",
      "to": {
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        "label": "Transferee"
      },
      "Transferee": "Mr. Rohit Anand Salve & Miss. Vaishali Harishchandra Ghodke after
Marriage Mrs. Vaishali Rohit Salve",
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"fileName": "document_1698643367567_101380.pdf"
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{
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    "label": "Building Completion Certificate"
  },
  "inputs": {
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      "label": "Ambernath Municipal Council"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "AMC / NRV / 10-11 / 302"
  },
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  "id": "278537",
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  "fileName": "document_1698650953108_bhogavata.pdf"
}
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"caseNumber": "004748",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "id": "689481",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Oct 30 2023 10:54:29 GMT+0530 (India Standard Time)"
  }
]
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],
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  {
    "name": "Mr. Rohit Anand Salve ",
    "phone": "7030117190",
    "ownershipShare": "",
    "email": "",
    "id": "776942"
  },
  {
    "name": "Miss. Vaishali Harishchandra Ghodke after marriage Mrs. Vaishali Rohit
Salve",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "354210"
  }
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"siteInspection": [],
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      "label": "Square Feet"
    },
    "id": "315902",
    "name": "Bedroom",
    "length": "13.00",
    "length1": "13",
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    "width2": "00",
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  "length2": "5",
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  "width2": "11",
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  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "WC",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "3.00",
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  "width2": "00",
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"finalArea": "12.00"
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  "length1": "5",
  "length2": "6",
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  "width1": "4",
  "width2": "00",
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{
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    "label": "Square Feet"
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  "length": "17.50",
  "length1": "17",
  "length2": "6",
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  "width1": "10",
  "width2": "6",
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  "images": [],
  "extraAreas": [],
  "finalArea": "183.75"
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "12.67",
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"width2": "3",
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"otherComposition": [
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  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
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    "value": "Flowered_Area"
  },
  "measurementType": {
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    "label": "Square Feet"
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  "length": "10.83",
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  "width2": "5",
  "width": "2.42",
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  "images": [],
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  "percentage": "100",
  "finalArea": "26.18"
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{
  "toBeAdded": {
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    "value": "Carpet"
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  "name": {
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    "value": "Terrace_Area"
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  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "81.82"
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      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "squareMeterArea": "60.94",
    "totalAreaDocument": "656",
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    "docFinalBUILTUp": "787.20",
    "docFinalBUILTUpSquareMeter": "73.13",
    "docSaleablePercentage": "",
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  "areaType": "Carpet",
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  "expectedPrice": "3850000",
  "expectedRate": "7333.33",
  "builtUpExpectedRate": "6111.11",
  "image": "cases/653f3e0dd6fbd83553d55ee4/
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  "id": "459455"
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  "areaType": "Carpet",
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  "expectedRate": "7407.41",
  "builtUpExpectedRate": "6172.84",
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  "saleablePercentage": "0",
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externalImg_1698746821811_WhatsApp_Image_20231031_at_33445_PM_20.jpeg",
"orientation": "landscape"
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"orientation": "portrait"
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Taluka - Ambarnath, District - Thane, PIN - 421 501, State - Maharashtra, India",
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Composition :			
Bedroom	13'00"	10'00"	130.00
Toilet	4'6"	7'5"	33.37
Kitchen	8'5"	13'11"	117.13
WC	4'00"	3'00"	12.00
Bathroom	5'6"	4'00"	22.00
Living Room	17'6"	10'6"	183.75
Bedroom	12'8"	9'3"	117.17
Other Composition :			
Flowered Area	10'10"	2'5"	26.18
Terrace Area	11'5"	7'2"	81.82