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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "proposePurchaser": true,
    "RVDSValues": false
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  "purposeOfValuation": {
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  },
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
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    "firstName": "Naman Agarwal",
    "lastName": "Agarwal",
    "mobileNo": "",
    "email": "naman.agarwal@sbi.co.in",
    "workMobileNo": "9160388615"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "00",
    "discussWithPerson": "Naman Agarwal",
    "expectedFees": null,
    "quotedAmount": "2500"
  },
  "organization": {
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"_id": "643a5702108b68389ed72f71",
"name": "Mumbai",
"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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "6273b00bafd7d55eddee5f69",
  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai
samachar marg Fort."
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "value": "Residential",
  "label": "Residential"
},
"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
},
"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
    "_id": "60af3d172ffdf65bcd6585cd",
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"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
"lastName": "Joshi",
"mobileNo": "9167204063",
"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
},
"siteEngineer": {
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"_id": "60f9462345132d6a6bddb9d5",
"role": "SITEENGINEER",
"firstName": "Dashrath ",
"email": "dasrat.jaiswar1234@gmail.com",
"lastName": "Jaiswar",
"mobileNo": "9987305468",
"designation": "",
"shortName": "DFJ",
"workWithDocumentMaker": ""
},
"rateVerifier": {
"type": "EMPLOYEE",
"_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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profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
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"maker": {
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"_id": "62fe044a48a26047e6552796",
"role": "MAKER",
"firstName": "Pradnya ",
"email": "pradnya@vastukala.org",
"lastName": "Rasam",
"mobileNo": "9529385821",
"designation": "",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
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  {
    "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",
    "registrationNo": [
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        "title": {
          "value": "Wealth_Tax",
          "label": "Wealth Tax"
        },
        "_id": "6084131a13f01f158c6ea1f4",
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      }
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  },
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  }
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  "value": "BANK"
},
"location": {
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  "longitude": "72.90914819584026"
},
"geo": {
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    19.052403588739814
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"siteVisit": {
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  "schedule": [
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      "remark": ""
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    {
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      "remark": ""
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  "visitedDate": [
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      "dateTime": "2023-11-05",
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"value": "1BHK",
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    "label": true
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    "name": "Country",
    "key": "country",
    "value": "Country - India",
    "label": false
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  "village": {
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    "key": "village",
    "value": "Borla",
    "label": true
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    "value": "16",
    "label": false
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    "value": "",
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  "value": "Chembur",
  "label": false
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  "label": true
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  "label": true
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  "key": "buildingName",
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  "label": false
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  "value": "",
  "label": false
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"wing": {
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  "value": "",
  "label": true
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"projectName": {
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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"newSurveyNumber": {
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"key": "newSurveyNumber",
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  "value": "",
  "label": true
},
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  "key": "CTSNo",
  "value": "416 & 416/1 To 58",
  "label": true
},
"blockNo": {
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  "key": "blockNo",
  "value": "",
  "label": true
},
"selectNo": {
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  "key": "selectNo",
  "value": "1602",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "label": false
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"policeStation": {
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  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 400 071",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
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"flatSpecifications": {
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"label": "Proposed R.C.C. Slab"
},
"flooring": {
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"doors": {
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  "label": "Proposed Teak wood door frame with flush doors"
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"windows": {
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  "label": "Proposed Powder coated aluminium sliding windows"
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"fittings": {
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  "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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"finishing": {
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  "label": "Proposed Cement Plastering"
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"general": {
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    "label": "Joint Ownership"
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  "populationClassList": {
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
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  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  }
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"asPerActualAgreement": {
  "north": "Kelkarwadi Road",
  "west": "Under Construction Building ",
  "south": "Jani Industrial Estate ",
  "east": "Ashirwad Hospital"
},
"asPerDocumentAgreement": {
  "north": "CTS No. 415(Part)",
  "west": "CTS No. 415 & CTS No. 415/1 To 87",
  "south": "CTS No. 415(Part), CTS No. 417(Part)",
  "east": "CTS No. 417 & CTS No. 416"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": ". As per Building Approved Plan, the composition of flat will be 1 Bedroom + Living Room + Kitchen + 2 Toilets",
"dateOfIssusApprovePlan": "Copy of Building Approved Plan No. SRA / ENG / 3367 / MW / PL / AP dated 23.12.2022 issued by Slum Rehabilitation Authority (As downloaded form RERA site).",
"approvePlanVerified": "Building is under construction",
"empanelledOfApprovePlan": "Building is under construction"
},
"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "25000.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {

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"propertyName": "Borla",
"rate": "162880",
"landRate": "83100",
"igrImage": "cases/6544d80199e3743444bf09cd/igr_1699271247412_Image.png",
"squareMeterGuideLineRate": "179168.00",
"squareFeetGuideLineRate": "16645.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0.00",
  "rate": "162880.00",
  "squareMeterGuideLineRate": "179168.00",
  "squareFeetGuideLineRate": "16645.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "25000",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per SRA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "label": "Proposed R.C.C. Slab"
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  "label": "Building Under Construction"
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  "label": "Proposed Municipal Water Supply"
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"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"carParking": "Stilt Car Parking Space",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
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"planningArea": {
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  "label": "Residential"
},
"typeOfStructure": {
  "value": "Proposed_R.C.C._Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C._Foundation",
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},
"qualityOfConstruction": {
  "value": "Building_is_under_construction_",
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},
"materialUsedList": {
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  "label": "Information Not Available"
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  "label": "Standard"
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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  "label": "Building is under construction "
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"maintenancelssues": {
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "As_per_RERA_Certificate",
"label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "16",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
"areaType": "Built Up",
"area": "385.00",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
},
"routeMapImg": "cases/6544d80199e3743444bf09cd/
routeMap_1699338164078_Image.png",
"routeLat": "19.052284",
"routeLng": "72.908850",
"stationName": "Chembur",
"routeDistance": "2.8 Km."
},
"finalLatLng": {
"coordinates": [
null,
null
]
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    ],
    "type": "Point"
  },
  "showLocation": {
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    "finallatlng": true
  },
  "locationMapImg": [
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      "id": "ukod5g",
      "name": "ukod5g",
      "image": "cases/6544d80199e3743444bf09cd/
routeMap_1699338074635_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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  "totalothersRate": "0",
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"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "8750000.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Tue Nov 07 2023 13:22:38 GMT+0530 (India Standard Time)",
  "number": "2303407",
  "dayCount": "7",
  "monthCount": "103",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
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    "phone": "9920658846",
    "ownershipShare": "",
    "email": "",
    "id": "322768"
  }
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"proposePurchasers": [
  {
    "name": "Mrs. Sonal Sidhesh Jogdand & Mr. Sidhesh Bhimrao Jogdand ",
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Village - Borla, Taluka - Kurla, District - Mumbai Suburban, Chembur, PIN - 400 071,
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