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{
  "typeOfReport": {
    "label": "Single Flat",
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  "reportInformation": {
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    "proposePurchaser": true,
    "RVDSValues": false
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  "leadFrom": {
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  },
  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "63d11f65be948726cc14198d",
    "email": "amit.sharma35@sbi.co.in",
    "firstName": "AMIT SHARMA",
    "mobileNo": "919167767703",
    "workMobileNo": "9167767703",
    "lastName": "Sharma"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 3000,
    "quotedAmount": ""
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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": {
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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000088",
  "type": "BRANCH",
  "name": "RACPC- Chinchpokli ",
  "email": "sbi.17889@sbi.co.in",
  "mobileNo": "022-23707514",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, Mumbai South Voltas
House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State
- Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - CHINCHPOKALI",
  "fax": "022-23707512 / 13",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "value": "Residential",
  "label": "Residential"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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"siteEngineer": {
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  "_id": "62691c48afd7d55eddecfda3",
  "role": "SITEENGINEER+MAKAR",
  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
  "shortName": "BH",
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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  "role": "MAKER",
  "firstName": "Jayaraja",
  "email": "jayaraja@vastukala.org",
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"lastName": "Acharya",
"mobileNo": "9867664219",
"designation": "",
"shortName": "JA",
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  "shortName": "VS",
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    "valuersRegistrationNumber": [
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        "label": "Wealth Tax"
      }
    ]
  },
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    "_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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          "label": "Wealth Tax"
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    "_id": "6084131a13f01f158c6ea1f4",
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"clientType": {
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  "longitude": " 72.8498312879855"
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    19.011540547613055
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      "remark": ""
    }
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  "visitedDate": [
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    "value": "Maharashtra",
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    "value": "India",
    "label": false
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    "key": "village",
    "value": "Dadar Naigaon Division",
    "label": true
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  "label": true
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  "label": false
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"value": "G. D. Ambedkar Marg",
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"street2": {
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  "value": "",
  "label": false
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  "label": false
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"wing": {
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  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "Island City Centre (ICC)",
  "label": false
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  "value": "",
  "label": true
},
"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "label": true
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  "key": "CTSNo",
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": false
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"municipalityWardNo": {
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  "label": false
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  "label": true
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  "key": "suburb",
  "value": "Dadar (East)",
  "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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"label": "Vitrified tiles flooring"
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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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    "value": "HigherMiddleClass",
    "label": "Higher Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
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    "west": "ICC Internal Road / Wadala Telephone Exchange",
    "south": "ICC Two / ICC Internal Road",
    "east": "ICC Internal Road"
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},
"asPerDocumentAgreement": {
  "north": "Property bearing C. S. No. 243 & 245",
  "west": "G. D. Ambedkar Marg / C. S. No. 236 & 1012 ",
  "south": "Property bearing C.S. No. 223 (pt) Party by Vithal Mandir Road",
  "east": "Property bearing C. S No. 223"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No"
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "223070",
  "landRate": "99240",
  "igrImage": "cases/654a638f637db60f88b50b2c/igr_1699524676564_Image.png",
  "squareMeterGuideLineRate": "234224.00",
  "squareFeetGuideLineRate": "21760.00"
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"igrFinalRate": {

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"floorRatePercentage": "0.00",
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"outgoingDetail": {
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    "label": "I Class"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "2,50,000",
  "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 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": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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"waterTank": {
  "value": "MunicipalWaterSupply",
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"pavementLaid": {
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  "label": "Yes"
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"carParking": "2 Car Parking Spaces on Basement No. 3 bearing Numbers 92 & 93",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2019",
  "fullDate": "1/1/2019"
},
"planningArea": {
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  "label": "Residential"
},
"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": {
  "value": "Good",
  "label": "Good"
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  "label": "Information Not Available"
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"buildingSpecification": {
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"label": "Standard"
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"structuralSafety": {
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  "label": "Information Not Available"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
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  "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": "56",
"ageOfBuilding": "4",
"noOfBasement": "3",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "56",
"flatFloorNo": "9",
"noOfLifts": "10",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "2180.20",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/654a638f637db60f88b50b2c/
routeMap_1699508632413_Image.png",
    "routeLat": "19.011528",
    "routeLng": "72.850528",
    "stationName": "Dadar",
    "routeDistance": "1.7 km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
}
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"locationMapImg": [
  {
    "id": "r5clhq",
    "name": "r5clhq",
    "image": "cases/654a638f637db60f88b50b2c/
routeMap_1699508480115_Image.png"
  }
],
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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  "othersRate": "1500000",
  "totalothersRate": "3000000",
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  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "81262000.00"
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"outward": {
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"date": "Thu Nov 09 2023 17:49:38 GMT+0530 (India Standard Time)",
"number": "2303464",
"dayCount": "23",
"monthCount": "160",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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"status": false
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  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "status": true
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    "orientation": "portrait"
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    "orientation": "portrait"
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  {
    "status": false,
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    "orientation": "portrait"
  }
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"societyNameBoardImage": [],
"compositionImages": [
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Living Room",
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  "showcases": {
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
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  "status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"status": true,
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"paymentId": [],
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"ownerPhoneNo": "9167767703",
"appAddress": "904 One icc Buliding\nGD Ambedkar Marg\nDadar East\nMumbai 400
oo4",
"remark": "Two Reports Required ",
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      },
      "Developers": "The Bombay Dyeing And Manufacturing Company Limited",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Amrish sAVLA & Mr. Dinesh Savla",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "3064 / 2018"
    },
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  },

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  "inputs": {
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    "from": {
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      "label": "Seller"
    },
    "Seller": "Mr. Amrish Dinesh Savla",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Mr. Hemant Hansraj Maru & Mrs. Indira Hemant Maru"
  },
  "isHardCopy": false,
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  "id": "451025",
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  "fileName": "document_1699374036978_1699374083890_MOU_0001.pdf"
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    "label": "Part Occupancy Certificate"
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_Of_Greater_Mumbai",
      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "EB / 1812 / FS / A / OCC / 6 / New"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/654a638f637db60f88b50b2c/
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "EB / 1812 / FS / A / FCC / 6 / Amend"
  },
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  "displayStatus": true,
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  },
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
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  },
}
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    "uploadedBy": "60f91b6f344e052188ffd1fc",
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"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 07 2023 21:49:27 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Amrish Savla",
    "phone": "9167767703",
    "ownershipShare": "",
    "email": "",
    "id": "249370"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Hemant Hansraj Maru",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  },
  {
    "name": "Mrs. Indira Hemant Maru",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
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    "width2": "9",
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    "extraAreaType": "Add",
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    "length2": "4",
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    "width1": "7",
    "width2": "5",
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  "width2": "2",
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  "length1": "13",
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  "width1": "10",
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  "length": "9.08",
  "length1": "9",
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  "images": [],
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      "width2": "5",
      "totalArea": "5.41"
    }
  ]
},
"finalArea": "54.61"
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{
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.75",
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  "width1": "4",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "width2": "00",
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  "images": [],
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      "width1": "3",
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  "name": "Bedroom",
  "extraAreaType": "Add",
  "length": "9.50",
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  "width1": "3",
  "width2": "3",
  "totalArea": "30.87"
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  "measurementType": {
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  "name": "Bedroom",
  "extraAreaType": "Add",
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  "length1": "5",
  "length2": "9",
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  "width2": "8",
  "totalArea": "32.58"
}
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"finalArea": "300.72999999999996"
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And Two Co-Op. Hsg. Soc. Ltd.\", Island City Centre (ICC), G. D. Ambedkar Marg,
Village - Dadar Naigaon Division, Dadar (East), Taluka - Mumbai, District - Mumbai,
400 014, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "62727444afd7d55eddee092c",
"contactPersonName": "Mr. Jatin Shah",
"email": "",
"isExternal": "false",
"isUrgent": "false",
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"relationWithOwner": "Broker",
"siteVisitContactNo": "9833598988",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Servent Room + 4
Toilet + 4 Passage + 2 Balcony",
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"finalSalableArea": "2221.15",
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Sale Area. The above calculations and detail measurements taken by us prove that the
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Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.",

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"siteMeasurementRemark": "",
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Name	Length	Width	Total
Composition :			
Living Room	21'6"	22'11"	492.71
Kitchen	13'3"	10'5"	138.02
Servent Room	9'1"	5'5"	49.20
Toilet	4'9"	4'9"	22.56
Bedroom	12'11"	16'00"	206.67
Passage	7'8"	1'6"	11.50
Toilet	7'10"	10'9"	84.21
Toilet	4'11"	8'6"	41.79
Bedroom	11'1"	10'1"	111.76
Passage	9'4"	4'1"	38.11
Bedroom	10'11"	15'6"	169.21
Toilet	4'11"	7'9"	38.10
Passage	3'6"	3'4"	11.67
Passage	10'7"	3'6"	37.04
Balcony	7'10"	5'3"	41.12

Balcony	5'2"	5'00"	25.83
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Other
Composition :
