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{
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  "purposeOfValuation": {
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    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002"
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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    "type": "CREDITOFFICER",
    "_id": "648aa63dda662768e994f772",
    "firstName": "Saumita Chakraborty",
    "lastName": "Chakraborty",
    "mobileNo": "",
    "workMobileNo": "9167177426",
    "email": "Saumita.racpc.sion@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "5000000",
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"organization": {
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  "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",
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  "initial": "SBI",
  "remark": "Temp",
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  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirod 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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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"staff": {
  "pickupPerson": {
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    "_id": "60b7177d2ffdf65bcd65882a",
    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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  },
  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Suraj",
    "email": "suraj@vastukala.org",
    "lastName": "Zore",
    "mobileNo": "8652448654",
    "designation": "",
    "shortName": "SZ",
    "workWithDocumentMaker": "60092304a16fab0f2af9b0c2",
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  "rateVerifier": {
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    "role": "FRONTDESK",
    "firstName": "Rashmi",
    "email": "rashmijadhav14feb@gmail.com",
    "lastName": "Jadhav",
    "mobileNo": "7738144625",
    "designation": "Back Office Coordinatiion",
    "shortName": "RJ",
    "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "maker": {
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"_id": "62fe044a48a26047e6552796",
"role": "MAKER",
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"lastName": "Rasam",
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  "lastName": "Jadhav",
  "shortName": "RJ",
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        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "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",
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      "dateTime": "2023-11-21",
      "remark": ""
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    "label": false
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    "key": "village",
    "value": "Vadavali",
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    "label": false
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    "key": "buildingNo",
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  "value": "Thane (West)",
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  "label": true
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  "value": "Thane",
  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "key": "wing",
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "key": "GUTNo",
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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},
"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Internal Visit not allowed"
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  "doors": {
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  "windows": {
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  "finishing": {
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    "label": "Internal Visit not allowed"
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"general": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Thane Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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"label": "No"
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  "west": "Sukur Enclave",
  "south": "Tropical Lagoon ",
  "east": "Building No. C4"
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  "south": "Details not available ",
  "east": "Details not available "
},
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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 "
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "At the time of Visit, internal inspection & photographs of the flat was not allowed. As per Sale Plan, the composition of Flat is 2 Bedroom + Living Room + Dining Area + Kitchen + 2 Toilets + Passage.",
"dateOfIssusApprovePlan": "As Copy of Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A"
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"compositeRate": {
  "remark": "At the time of visit, internal inspection & photographs of the flat was not allowed. Hence, our valuation report is based on external site visit and documents provided by the bank.",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "14216.5",

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"depreciatedBuildingRate": "2416.5"
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"igrRate": {
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  "squareMeterGuideLineRate": "115500.00",
  "squareFeetGuideLineRate": "10730.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0.00",
  "rate": "10133.00",
  "squareMeterGuideLineRate": "109067.00",
  "squareFeetGuideLineRate": "10133.00",
  "depreciationPercentage": "93"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
  },
  "monthlyRent": "18,000",
  "assessmentNo": "",
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  "taxAmount": "",
  "electricityServiceConnectionNo": "",
  "meterCardHolderName": "",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Internal visit was not allowed "
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Along with one car parking space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2016",
    "fullDate": "1/1/2016"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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},
"qualityOfConstruction": {
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"materialUsedList": {
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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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": "1",
  "label": "Yes"
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  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "15",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "738.00",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
},
"routeMapImg": "cases/655756c05586e008158a2fbe/
routeMap_1700812427220_Image.png",
"routeLat": "19.267441",
"routeLng": "72.971362",
"stationName": "Thane",
"routeDistance": "9.6 Km."
},
"finalLatLng": {
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"coordinates": [
  null,
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"type": "Point"
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    "id": "mu5uys",
    "name": "mu5uys",
    "image": "cases/655756c05586e008158a2fbe/
routeMap_1700812023343_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",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "70",
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"bookValue": "0",
"finalValue": "8743455.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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  "externalBrickWork": {
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"percentage": "0.00",
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"flooringTilingKitchenPlatform": {
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}
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "status": true
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      "orientation": "portrait"
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      "orientation": "portrait"
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}
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  "compositionImages": []
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    "max": "15789"
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  "builtUpRateRange": {
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    "max": "13158"
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "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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"type": "CASE",
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"isAdvanceInvoice": false,
"status": true,
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"audioRemarks": [],
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"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 401, 4th Floor, Wing - C, Building no. 3, Park View, Kavesar,
Kasarvadvali, Thane West ",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Akshar Unnathi Associates ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Soma P. Dey & Mr. Prabir Dey ",
      "number": {
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        "label": "No"
      },
      "No": "3882 / 2016"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "S06 / 0141 / 12 / TMC / TDD / OCC / 0304 / 16"
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"displayStatus": false,
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"createdAt": "Fri Nov 24 2023 12:41:40 GMT+0530 (India Standard Time)"
},
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    "label": "Commencement Certificate"
  },
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      "label": "Thane Municipal Corporation"
    },
    "number": {
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      "label": "No"
    }
  }
}
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Nov 24 2023 12:43:02 GMT+0530 (India Standard Time)"
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    "label": "Previous Valuation Report"
  },
  "inputs": {
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& Co. Valuers LLP."
  },
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  "displayStatus": false,
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  "uploadedBy": "62fe044a48a26047e6552796",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 17 2023 17:34:16 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
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    "phone": "0000000000",
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"id": "223656"
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"externalReport": [],
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    "label": "Square Feet"
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  "selectAreaTypeDocument": "Carpet",
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  "totalAreaDocument": "615",
  "docBuiltpUpPercentage": "20",
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  "docFinalBuiltpUpSquareMeter": "68.56",
  "docSaleablePercentage": "",
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  "docFinalSaleableSquareMeter": "0.00",
  "id": "511861"
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  "area": "648",
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  "saleablePercentage": "0",
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  "expectedPrice": "9000000",
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    "id": "182975"
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    "area": "680",
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    "areaType": "Carpet",
    "source": "square_yards",
    "expectedPrice": "9700000",
    "expectedRate": "14264.71",
    "builtUpExpectedRate": "11887.25",
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indicator_1700740950478_Image.png",
    "squareMeter": "63.17",
    "id": "477175"
  },
  {
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    "property": "Residential Flat",
    "area": "570",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
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    "expectedPrice": "9000000",
    "expectedRate": "15789.47",
    "builtUpExpectedRate": "13157.89",
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/655756c05586e008158a2fbe/
externallmg_r_1700581464558_1700581512539_image_8.jpg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "655cd0685586e008158fcf8d",
    "name": "externallmg_r_1700581466820_1700581512539_image_9.jpg",
    "path": "cases/655756c05586e008158a2fbe/
externallmg_r_1700581466820_1700581512539_image_9.jpg",
    "orientation": "portrait"
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externalImg_r_1700581471704_1700581512539_image_11.jpg",
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    "orientation": "portrait"
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    "orientation": "portrait"
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"processingDocuments": [
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    "filename": "1700741097235_Calculation_Sheet_NEW.xlsx",
    "path": "cases/655756c05586e008158a2fbe/
processingDocuments/1700741097235_Calculation_Sheet_NEW.xlsx",
    "size": "2486412",
    "createdAt": "Thu Nov 23 2023 17:34:57 GMT+0530 (India Standard Time)",
    "uploadedBy": "64cde526dc9f3034f3fefa49"
  }
],
"leadRemarks": [],
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"remarks": [],
"createdAt": "2023-11-17T12:04:16.786Z",
"updatedAt": "2023-11-24T10:43:28.684Z",
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"fullAddress": "Residential Flat No. 401, 4th Floor, Building No C3, Park View Co-OP.
Hsg. Soc. Ltd., Kavesar, Opp. Saraswati Vidyalaya, Next To Tropical Lagoon, G.B.
Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN - 400 615,
State - Maharashtra, Country - India",
"updatedBy": "64cde526dc9f3034f3fefa49",
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"contactPersonName": "Soma P Dey ",
"email": "",
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"flatRate": "14500",
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"toBeAdded": "",
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"leaseDetails": {
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"siteVisitDate": "2023-11-21"
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Other			
Composition :			