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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "650581d3a8e9b70221e855e5",
    "firstName": "Bhakti",
    "lastName": "Podkar",
    "mobileNo": "",
    "workMobileNo": "8425827511",
    "email": "Bhakti.racpc.sion@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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  "name": "Mumbai",
  "shortName": "VCIPL/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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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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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, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "_id": "627362b3afd7d55eddee1ee7",
  "role": "SITEENGINEER",
  "firstName": "Vicky ",
  "email": "vicky@vastukala.org",
  "lastName": "Bhor",
  "mobileNo": "9004386288",
  "designation": "",
  "shortName": "VB",
  "workWithDocumentMaker": ""
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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",
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  "role": "ADMIN",
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          "label": "Registered Valuer"
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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          "title": {
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      ],
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
}
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},
"clientType": {
  "label": "BANK",
  "value": "BANK"
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  "longitude": "73.09732969592257"
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      "dateTime": "2023-11-30",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
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  "value": "Navi Mumbai",
  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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"label": false
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"value": "",
"label": false
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"flatSpecifications": {
"roof": {
"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"flooring": {
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"label": "External site visit only"
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"finishing": {
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"label": "sole ownership"
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"populationClassList": {
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"label": "Middle Class"
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  "value": "Semi_Urban",
  "label": "Semi Urban"
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  "value": "CIDCO",
  "label": "CIDCO"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "Building No. E-05",
  "west": "Building No. E-03",
  "south": "Nala",
  "east": "Building No. L-10"
},
"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "At the time site inspection, the flat was locked hence the report is based on external visit and documents provided by the bank.",
"dateOfIssusApprovePlan": "The property is constructed by CIDCO, hence CIDCO itself is an issuing authority",
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"approvePlanVerified": "N.A.",
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on external visit and documents provided by the bank.",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "52900",
  "landRate": "18100",
  "igrImage": "cases/656710645996860c23032277/igr_1701326799088_Image.png",
  "squareMeterGuideLineRate": "52900.00",
  "squareFeetGuideLineRate": "4915.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "95",
  "rate": "4753.00",
  "squareFeetGuideLineRate": "4753.00",
  "squareMeterGuideLineRate": "51160.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "8,200",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "as per CIDCO norms",
"tenantName": "",
"maintenanceOfFlat": "External site visit only"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located at developing area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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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"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2020",
    "fullDate": "1/1/2020"
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"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C.",
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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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"materialUsedList": {
"value": "Good",
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"buildingSpecification": {
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"label": "Standard"
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"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
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},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "333.60",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
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    "label": "Railway Station"
  },
  "routeMapImg": "cases/656710645996860c23032277/
routeMap_1701323983277_Image.png",
  "routeLat": "19.069315",
  "routeLng": "73.100761",
  "stationName": "Taloja Panchnand",
  "routeDistance": "2.9 Km"
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "cfn43b",
    "name": "cfn43b",
    "image": "cases/656710645996860c23032277/
routeMap_1701323615727_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",
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  "totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "2919000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "2919000.00"
},
"outward": {
  "status": true,
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  "date": "Thu Nov 30 2023 15:12:03 GMT+0530 (India Standard Time)",
  "number": "2303745",
  "dayCount": "12",
  "monthCount": "441",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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    "orientation": "landscape"
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  "builtUpRateRange": {
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    "max": "9524"
  }
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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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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  "value": "LEAD"
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"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
"_id": "656710645996860c23032277",
"ownerName": "Parshuram Vishnu Kamble",
"ownerPhoneNo": "9820778063",
"appAddress": "Flat no. 202, 2nd Floor, Building no. E-04, Sector-22, Plot no. 1, Taloja,
Navi Mumbai ",
"remark": "Rental value confirm With Shobha madam \nurgent Visit Today ",
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    "nameOfApprovingAuthority": {
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      "label": "CIDCO"
    },
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Parshuram Vishnu Kamble"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "650974",
  "path": "cases/656710645996860c23032277/
document_1701253208640_1701253279179_Racpc_Sion_Parshuram_kamble.pdf",
  "fileName":
"document_1701253208640_1701253279179_Racpc_Sion_Parshuram_kamble.pdf"
}
],
"caseNumber": "005319",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "381407",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Nov 29 2023 15:50:20 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Parshuram Vishnu Kamble",
    "phone": "9820778063",
    "ownershipShare": "",
    "email": "",
    "id": "150397"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [],
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    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "571156",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "278",
    "squareMeterArea": "25.83",
    "docFinalBuiltUp": "305.8",
    "docFinalBuiltUpSquareMeter": "28.412999999999997",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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    "area": "250",
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "8",
    "source": "https://www.99acres.com/",
    "expectedPrice": "2500000",
    "expectedRate": "10000.00",
    "builtUpExpectedRate": "8333.33",
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  {
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  "areaType": "Carpet",
  "floor": "14",
  "source": "https://www.99acres.com/",
  "expectedPrice": "3000000",
  "expectedRate": "9345.79",
  "builtUpExpectedRate": "7788.16",
  "image": "cases/656710645996860c23032277/
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  "id": "444439"
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "3",
  "source": "https://www.99acres.com/",
  "expectedPrice": "3200000",
  "expectedRate": "11428.57",
  "builtUpExpectedRate": "9523.81",
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  "path": "cases/656710645996860c23032277/
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    "orientation": "landscape"
  },
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    "path": "cases/656710645996860c23032277/
externallmg_1701321320947_WhatsApp_Image_20231130_at_104344_AM.jpeg",
    "orientation": "landscape"
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  "orientation": "landscape"
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  "filename": "1701324599055_1697452503476_1696854326515_Calculation.xlsx",
  "path": "cases/656710645996860c23032277/processingDocuments/170132459905
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  "size": "1915949",
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}
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"leadRemarks": [],
"audioRemarks": [],
"remarks": [
{
  "createdBy": {
    "_id": "64cde526dc9f3034f3fefa49",
    "role": "FRONTDESK",
    "firstName": "Rashmi",
    "lastName": "Jadhav",
    "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "65682c825996860c23044f79",
  "note": "Add rate (Task Reopen)",
  "taskId": "656714d55996860c23033576",
  "createdAt": "2023-11-30T06:32:34.256Z"
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"createdAt": "2023-11-29T10:20:20.547Z",
"updatedAt": "2023-11-30T09:45:53.485Z",
"__v": 0,
"invoiceId": "656710645996860c23032280",
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
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"fullAddress": "Residential Flat No. 202, 2nd Floor, Building No E04, Mass Housing
Scheme (EWS), Marwa Ghruhsankul, Plot No. 1, Sector 22, Village - Taloja, Taluka -
Panvel, District - Raigad, Navi Mumbai, PIN - 410 208, State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Parshuram Vishnu Kamble",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
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"builtupPercentage": "10",
"carpetTotal": "0",
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"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
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"leaseDetails": {
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  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
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"buildingServicesRate": "2700.00",
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"finalAreaType": "Carpet Area",
"finalAsPerArea": "CIDCO Allotment Letter",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 278.00",
"flatRate": "10500",
"landOtherRate": "7800",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
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"finalSaleablePercentage": "0",
"reportGeneratedDate": "Thu Nov 30 2023 14:59:30 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2023-11-30"
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Name	Length	Width	Total
Composition :			
Other Composition :			