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{
  "typeOfReport": {
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    "label": "Single Flat"
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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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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230e31",
    "firstName": "Nilambari ",
    "email": "0_default_rasecc.thane_old@sbi.co.in",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-2225372748"
  },
  "fees": {
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    "propertyValue": "",
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  "organization": {
    "_id": "643a5702108b68389ed72f71",

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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": {
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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RACPC Thane ",
  "email": "rasecc.thane@sbi.co.in",
  "mobileNo": "02220812026",
  "alternateMobileNo": "02220812027",
  "address": "Retail Assets Centralized, Processing Centre,Dosti Pinnacle , Plot no
E7,Near New Passport Office,Gate No-3,Road No 22,Panchpakhadi Village Wagle Indl
Estate,Thane- 400604\r\n",
  "ledgerName": "STATE BANK OF INDIA - THANE RACPC",
  "fax": "2538 2750 ",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "label": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
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    "email": "jagdish.bhatt@vastukala.org",
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    "mobileNo": "8425864014",
    "shortName": "JB",
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  },
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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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    "firstName": "Binumon",
    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
    "shortName": "BS",
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    "_id": "62fe044a48a26047e6552796",
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  "lastName": "Moozhickal",
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  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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  }
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "label": "BANK"
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    {
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    }
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  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2023-11-30",
      "remark": "MANUAL_IN_TASK"
    }
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"compositionFlatType": {
  "value": "2BHK",
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "Maharashtra",
    "label": true
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    "value": "Country - India",
    "label": false
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  "key": "floorNo",
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  "key": "district",
  "value": "Thane ",
  "label": true
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"city": {
  "status": true,
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  "key": "city",
  "value": "Thane (West)",
  "label": false
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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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  "key": "landmark",
  "value": "",
  "label": false
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  "value": "B",
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  "label": false
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  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
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  "label": true
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"value": "",
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "postalCode",
  "value": "PIN - 400 606",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "External site visit only"
  },
  "doors": {
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    "label": "External site visit only"
  },
  "windows": {
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    "label": "External site visit only"
  },
  "fittings": {
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Thane Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Wing - H",
    "west": "Wing - C",
    "south": "Ground ",
    "east": "Raymond Reality Road"
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "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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      "south": "Details not available ",
      "west": "Details not available "
    }
  }
}
```

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    },
    "isDisplay": false,
    "title": "Boundaries of The Flat"
  },
  "extraDetailOfProperty": "At the time of site visit, internal visit was not allowed at site.
The Composition of Residential Flat is Living Room + Dining Area + Kitchen + 2 Toilets
+ Cupboard Area + Enclosed Balcony Area.",
  "dateOfIssusApprovePlan": "As 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 site visit, internal visit was not allowed at site. The details
about the work progress status have been provided by sales person (Miss. Reena -
Mobile No. 2268328909)",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "124100",
  "landRate": "52100",
  "igrImage": "cases/656812745996860c2303e1a8/igr_1701336880631_Image.png",
  "squareMeterGuideLineRate": "148920.00",
  "squareFeetGuideLineRate": "13835.00"
},
"igrFinalRate": {
  "floorRatePercentage": "20",
  "depreciationPercentage": "0",
  "rate": "124100.00",
  "squareMeterGuideLineRate": "148920.00",
  "squareFeetGuideLineRate": "13835.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  }
},
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"propertyOccupiedByList": {
  "value": "External_Site_Visit_Only",
  "label": "External Site Visit Only"
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"monthlyRent": "35,000",
"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 TMC norms ",
"tenantName": "",
"maintenanceOfFlat": "External visit done only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
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"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
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  "year": "2022",
  "fullDate": "1/1/2022"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenanceIssues": {
"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "2",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "42",
"flatFloorNo": "36",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "8"
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},
"finalPlinthArea": {
  "area": "683.10",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/656812745996860c2303e1a8/
routeMap_1701340606583_Image.png",
    "routeLat": "19.213370",
    "routeLng": "72.967680",
    "stationName": "Thane",
    "routeDistance": "4.6 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "ih1re",
      "name": "ih1re",
      "image": "cases/656812745996860c2303e1a8/
routeMap_1701340553778_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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"totalsuperfineFinishRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "1000000",
"finaltotal": "17829100.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "16829100.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
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"compositionImages": []
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  "CHECKER": false,
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  "PRINT": false,
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  "value": "LEAD"
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"status": true,
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"ownerPhoneNo": "9920620042",
"fullAddress": "Residential Flat No. 3601, 36th Floor, Wing - B, Ten X Habitat Raymond
Realty, Phase - I, Village - Panchpakhadi, Taluka - Thane, District - Thane , Thane
(West), PIN - 400 606, State - Maharashtra, Country - India",
"remark": "",
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        "label": "Promoter"
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      "to": {
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        "label": "Purchasers"
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],
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"Purchasers": "Mr. Siddhant Praveen Nair & Mrs. Asha Praveen Nair ",
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    },
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  "number": {
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_1701319381124_Siddhant_Nair_Asha_Nair_valuation_for__134_cr.pdf",
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"createdAt": "Thu Nov 30 2023 15:36:26 GMT+0530 (India Standard Time)"
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    "label": "Approved Building Plan"
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    "label": "RERA Certificate"
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"inputs": {
  "documentDate": "09/09/2021",
  "number": {
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    "number": {
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    "title": "Create Lead",
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    "datetime": "Thu Nov 30 2023 10:11:24 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
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    "phone": "9920620042",
    "ownershipShare": "",
    "email": "",
    "id": "916522"
  }
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"proposePurchasers": [],
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    },
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      "label": "Square Feet"
    },
    "id": "901022",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "621",
    "squareMeterArea": "57.69",
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    "docBuiltupPercentage": "10",
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    "docFinalSaleableSquareMeter": "0"
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"indicatorArr": [
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    "areaType": "Carpet",
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    "expectedPrice": "18800000",
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    "builtUpExpectedRate": "26914.82",
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    "id": "657881"
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  "expectedPrice": "12800000",
  "expectedRate": "22654.87",
  "builtUpExpectedRate": "20595.33",
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    "orientation": "portrait"
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    "orientation": "portrait"
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  "orientation": "landscape"
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  "orientation": "portrait"
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"processingDocuments": [
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    "filename": "1701322779693_Siddhanth_Praveen_Nair___Flat_no3601_Final.xlsx",
    "path": "cases/656812745996860c2303e1a8/processingDocuments/170132277969
3_Siddhanth_Praveen_Nair___Flat_no3601_Final.xlsx",
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Composition :

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Other

Composition :

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