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{
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    "RVDSValues": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "firstName": "Rohan ",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@sbi.co.in"
  },
  "fees": {
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  "organization": {
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"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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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "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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  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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"zone": {
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
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"lastName": "Rasam",
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  "lastName": "Kuperkar",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "registrationNo": [
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        "title": {
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  },
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{
  "title": {
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  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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  "number": "IBBI/RV/07/2018/10366"
}
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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],
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  "value": "BANK"
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  "coordinates": [
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19.179865015603323
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  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2023-12-23",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "value": "Maharashtra",
    "label": true
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    "name": "Country",
    "key": "country",
    "value": "Country - India",
    "label": false
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    "value": "Usarghar",
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"label": true
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  "label": true
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  "value": "Thane ",
  "label": true
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  "value": "Dombivali (East)",
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  "value": "Kalyan",
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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",
  "value": "",
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  "key": "oldSurveyNumber",
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "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": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Internal Visit not allowed"
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}
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"general": {
  "ownership": {
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"townplanApprovedByList": {
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  "label": "Mumbai Metropolitan Region Development Authority"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Building No. 12",
  "south": "Internal Road",
  "east": "Runwal My City 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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  "asPerActual": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
  "asPerDocument": {
    "north": "Details not available ",
    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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"extraDetailOfProperty": "Internal visit was not allowed at site. As per site inspection,
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the composition of flat is 1 Bedroom + Living Room + Kitchen + W.C + Bath. ",
"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": "Internal inspection of the property was not allowed at site. The detail about
the work progress status has been provided by builder's sales person Miss. Prajakta
(Contact No. 9004940718).",
"depreciationPercentage": "",
"depreciationRatioOfBuilding": "",
"salvageValue": "",
"depreciatedCostOfConstruction": "",
"depreciatedBuildingRate": ""
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"igrRate": {
"propertyName": "Residential",
"rate": "63900",
"landRate": "9600",
"igrImage": "cases/65869a775b664a64c3164783/igr_1703334682526_Image.png",
"squareMeterGuideLineRate": "70290.00",
"squareFeetGuideLineRate": "6530.00"
},
"igrFinalRate": {
"floorRatePercentage": "10",
"depreciationPercentage": "0",
"rate": "63900.00",
"squareMeterGuideLineRate": "70290.00",
"squareFeetGuideLineRate": "6530.00"
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"outgoingDetail": {
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"value": "Medium",
"label": "Medium"
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"value": "Residential_Purpose",
"label": "Residential Purpose"
},
"propertyOccupiedByList": {
"value": "External_Site_Visit_Only",
"label": "External Site Visit Only"
},
"monthlyRent": "14,000",
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"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "AS per MMRDA norms",
"tenantName": "",
"maintenanceOfFlat": "External visit done only "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed 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": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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"year": "2022",
"fullDate": "1/1/2022"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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  "label": "Good"
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"maintenanceIssues": {
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  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "20",
"flatFloorNo": "20",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "446.60",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
}
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65869a775b664a64c3164783/
routeMap_1703500303662_Image.png",
    "routeLat": "19.178832",
    "routeLng": "73.076447",
    "stationName": "Dombivli",
    "routeDistance": "7.2 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "o9lbia",
      "name": "o9lbia",
      "image": "cases/65869a775b664a64c3164783/
routeMap_1703500196730_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",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4790800.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4790800.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "status": false
},
"window": {
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"externalPainting": {
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  "builtUpRateRange": {
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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",
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  "status": true,
  "isEditable": true
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  "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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"paymentId": [],
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"ownerName": "Mr. Santosh Waman Phadke & Mrs. Nisha Santosh Phadke ",
"ownerPhoneNo": "9769021377",
"appAddress": "Flat no. P 2006, P2 Floor, CL-04/11, Serenity Building, Usarghar,
Kalyan Dombivali ",
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      "from": {
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        "label": "Promoter"
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      "Promoter": "M/s. Horizon Projects Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Santosh Waman Phadke & Mrs. Nisha Santosh Phadke",
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        "value": "No",
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      "No": "26158 / 2023"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SROT / Growth Centre / 2401 / BP / ITP - OC / Usarghar-Sandap-01 / Vol -
20 / 1604 / 2022"
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  "createdAt": "Mon Dec 25 2023 15:30:37 GMT+0530 (India Standard Time)"
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    "label": "RERA Certificate"
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  "inputs": {
    "documentDate": "09/09/2021",
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      "label": "No"
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Dec 25 2023 15:36:21 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "remark": " (As downloaded from RERA site) ",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / CC /
74 / 2020"
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  "id": "616893",
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    "title": "Create Lead",
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  }
]
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"owners": [
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    "phone": "9769021377",
    "ownershipShare": "",
    "email": "",
    "id": "525014"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "docFinalBUILTUP": "446.60",
    "docFinalBUILTUPSquareMeter": "41.49",
    "docSaleablePercentage": "",
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    "docFinalSaleableSquareMeter": "0.00",
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    "area": "541",
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"expectedRate": "12147.87",
"builtUpExpectedRate": "11043.52",
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"id": "153645"
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  "expectedRate": "12148.59",
  "builtUpExpectedRate": "11044.18",
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  "id": "521074"
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  "expectedPrice": "7000000",
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  "expectedRate": "11861.31",
  "builtUpExpectedRate": "10783.01",
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  "id": "959961"
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externallmg_1703478823372_WhatsApp_Image_20231225_at_095228_4.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
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externallmg_1703478823381_WhatsApp_Image_20231225_at_095228_6.jpeg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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"processingDocuments": [
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694241590859_Calculation_1_2.xlsx",
"path": "cases/65869a775b664a64c3164783/processingDocuments/170333556571
6_1700891975573_1695465043548_1694516251783_1694241590859_Calculation_1_
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"firstName": "Shobha",
"lastName": "Kuperkar",
"profilePhoto": "users/60f915d3f3dd69653a592199/
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Other			
Composition :			