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{
  "typeOfReport": {
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    "type": "CREDITOFFICER",
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    "firstName": "satish chandra",
    "email": "0_default_satish.chandra@sbi.co.in",
    "mobileNo": "0_DEFAULT_022-",
    "workMobileNo": "0_DEFAULT_91-8422925179"
  },
  "fees": {
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    "discussWithPerson": "satish chandra",
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"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": "Central Bank of India",
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  "type": "BRANCH",
  "name": "Nariman Point Branch",
  "email": "agmmums1067@centralbank.co.in",
  "mobileNo": "(+91-22) 66387501",
  "alternateMobileNo": "",
  "address": "Chandermukhi, Ground Floor, Barrister Rajni Patel Marg, Mahatma Phule
Nagar, Nariman Point, Mumbai - 400 021, State - Maharashtra, Country - India.",
  "ledgerName": "CENTRAL BANK OF INDIA - NARIMAN POINT",
  "fax": "(+91-22)66361919, 22852657",
  "sendStructuralCertificate": "0"
},
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"role": "PICKUPPERSON",
"firstName": "Shantilal",
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"shortName": "SHP",
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"firstName": "Abhiraj",
"email": "abhishekharijan@gmail.com",
"lastName": "Bhagat",
"mobileNo": "8369839430",
"designation": "",
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"email": "nitesh.khedekar@vastukala.org",
"lastName": "Khedekar",
"mobileNo": "8369040652",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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"fatherName": "Baburao"
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"visitedDate": [
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    "dateTime": "2024-01-03",
    "remark": "MANUAL_IN_TASK"
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  "value": "Baner",
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  "value": "M",
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  "label": false
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  "label": false
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"policeStation": {
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"label": false
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  "label": true
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  "value": "PIN Code - 411 045",
  "label": false
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  "key": "suburb",
  "value": "Pune",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "townplanApprovedByList": {
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    "label": "Pune Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "N - Building",
    "south": "Open Space",
    "east": "Open Space"
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  "asPerDocumentAgreement": {
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    "west": "Survey No. 99 of Baner",
    "south": "Survey No. 90 of Baner",
    "east": "Survey No. 87 and 88 of Baner"
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  "unitBoundaries": {
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      "north": "",
      "west": "",
      "south": "",
      "east": ""
    }
  }
}
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    },
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      "west": "",
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  },
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  "empanelledOfApprovePlan": "N.A."
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "11854.5",
  "depreciatedBuildingRate": "2254.5"
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"igrRate": {
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  "rate": "84630",
  "landRate": "28860",
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  "squareMeterGuideLineRate": "84630.00",
  "squareFeetGuideLineRate": "7862.00"
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"igrFinalRate": {
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  "depreciationPercentage": "89",
  "rate": "7292.00",
  "squareMeterGuideLineRate": "78495.00",
  "squareFeetGuideLineRate": "7292.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "value": "Residential_Purpose",
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"label": "Residential Purpose"
},
"propertyOccupiedByList": {
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  "label": "Owner Occupied"
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"monthlyRent": "30000",
"assessmentNo": "Details not available",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per PMC 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": "rcc_Slab",
    "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"
  },
  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Stilt + Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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},
"asthetikLook": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "year": "2013",
  "fullDate": "1/1/2013"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "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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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "49",
"ageOfBuilding": "11",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "9",
"flatFloorNo": "1",
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"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/659292a4545844510d0e5d38/
routeMap_1704270950742_Image.png",
    "routeLat": "18.561694",
    "routeLng": "73.771609",
    "stationName": "Khadki",
    "routeDistance": "9.00 Km."
  },
  "finalLatLng": {
    "coordinates": [
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    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "a4kss",
      "name": "a4kss",
      "image": "cases/659292a4545844510d0e5d38/
routeMap_1704270830043_Image.png"
    }
  ]
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"valuation": {
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"othersQty": "0",
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"totalothersRate": "0",
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"finalValue": "14534230.00",
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"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "7632800"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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  "status": false
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  "status": true
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"reportImages": {
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externalImg_1704263652903_WhatsApp_Image_20240103_at_115419_1.jpeg",
      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [],
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    "orientation": "landscape"
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    "status": false,
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "name": "Living Room",
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    "name": "Living Room",
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    "orientation": "landscape"
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    "orientation": "portrait"
  }
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      "name": "Living Room",
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      "orientation": "landscape"
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externallmg_1704263639664_WhatsApp_Image_20240103_at_115409.jpeg",
      "orientation": "landscape"
    }
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  "carpetRateRange": {
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    "max": "12514"
  },
  "builtUpRateRange": {
    "min": "9799",
    "max": "10428"
  }
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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  }
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  "status": true,
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  "estimatedValue": "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",
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  "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,
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  "Name": "Lead",
  "Value": "LEAD"
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "1226.00",
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],
"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentId": [],
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"ownerName": "Mr. Shivdeo Ulhas Anantrao & Shivdeo Alakhanda Ulhas",
"ownerPhoneNo": "6359895005",
"appAddress": "Falt 103 1st floor\nM Building YUTHIK s no 89\nNear Markunt udhyan\nNveer Bhadra Nagar\nPune 411 045",
"remark": "Amirish sir\n\nall doquments in Mumbai id \n\n",
"documents": [
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    "documentType": {
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      "label": "Agreement To Sale"
    },
    "inputs": {
      "documentDate": "26/08/2014",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "Paranjape Schemes (Construction) Limited",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Shivdeo Ulhas Anantrao & Shivdeo Alakhanda Ulhas",
      "number": {
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    "value": "Document_No",
    "label": "Document No"
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  "Document_No": "6154/2014"
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document_1704104476869_375546.pdf",
"fileName": "document_1704104476869_375546.pdf"
},
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "29/10/2012",
    "nameOfApprovingAuthority": {
      "value": "Pune_Municipal_Corporation",
      "label": "Pune Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CC / 2190 / 12"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "385657",
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document_1704165353907_Mr_Ulhas_Anant_shivdev_CBI_Nariman_point_.pdf",
  "fileName":
"document_1704165353907_Mr_Ulhas_Anant_shivdev_CBI_Nariman_point_.pdf"
},
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    "label": "Part Occupancy Certificate"
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  "inputs": {
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    "label": "Pune Municipal Corporation"
  },
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    "label": "Document No"
  },
  "Document_No": "OCC / 1650 / 2012"
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"isHardCopy": false,
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"fileName": "document_1704165379759_ulhas_Anant_shivdev_102_Pune_cbi_Nariman_point_Agreement__2.pdf"
},
{
  "documentType": {
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    "label": "Previous Valuation Report"
  },
  "inputs": {
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    "remark": "issued by D.V. Mane & Associates"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "209090",
  "path": "cases/659292a4545844510d0e5d38/document_1704263697730_DocScanner_03Jan2024_1152_am.pdf",
  "fileName": "document_1704263697730_DocScanner_03Jan2024_1152_am.pdf"
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"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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    "id": "401795",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jan 01 2024 15:53:32 GMT+0530 (India Standard Time)"
  }
],
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  {
    "name": "Mr. Shivdeo Ulhas Anantrao & Shivdeo Alakhanda Ulhas",
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"phone": "6359895005",
"ownershipShare": "",
"email": "",
"id": "289013"
}
],
"proposePurchasers": [],
"siteInspection": [],
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"label": "Square Meter"
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"length": "3.30",
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"length2": "00",
"width": "5.20",
"width1": "5.2",
"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "17.16"
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"value": "Square_Meter",
"label": "Square Meter"
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"width2": "00",
"totalArea": "8.40",
"images": [],
"extraAreas": [],
"finalArea": "8.40"
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  "label": "Square Meter"
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"name": "Kitchen",
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"length1": "2.91",
"length2": "00",
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"width1": "2.8",
"width2": "00",
"totalArea": "8.15",
"images": [],
"extraAreas": [],
"finalArea": "8.15"
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    "label": "Square Meter"
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  "name": "Passage",
  "length": "",
  "length1": "0.85",
  "length2": "0",
  "width": "",
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  "width2": "0",
  "totalArea": "4.19",
  "images": [],
  "finalArea": "4.19",
  "extraAreas": []
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    "label": "Square Meter"
  },
  "id": "4",
  "name": "Passage",
  "length": "0.45",
  "length1": "0.45",
  "length2": "00",
  "width": "1.75",
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"width2": "00",
"totalArea": "0.79",
"images": [],
"extraAreas": [],
"finalArea": "0.79"
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  "measurementType": {
    "value": "Square_Meter",
    "label": "Square Meter"
  },
  "id": "5",
  "name": "Toilet",
  "length": "1.45",
  "length1": "1.45",
  "length2": "00",
  "width": "2.07",
  "width1": "2.07",
  "width2": "00",
  "totalArea": "3.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "3.00"
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  "measurementType": {
    "value": "Square_Meter",
    "label": "Square Meter"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "3.60",
  "length1": "3.6",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "10.80",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.80"
},
{
  "measurementType": {
    "value": "Square_Meter",
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    "label": "Square Meter"
  },
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  "name": "Passage",
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  "length2": "00",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "2.02"
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    "label": "Square Meter"
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  "name": "Bedroom",
  "length": "4.20",
  "length1": "4.2",
  "length2": "00",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "13.61"
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    "label": "Square Meter"
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  "name": "Toilet",
  "length": "1.45",
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  "length2": "00",
  "width": "2.07",
  "width1": "2.07",
  "width2": "00",
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"name": "Toilet",
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"length2": "00",
"width": "2.38",
"width1": "2.38",
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"totalArea": "3.45",
"images": [],
"extraAreas": [],
"finalArea": "3.45"
}
],
"otherComposition": [
{
  "toBeAdded": {
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    "value": "Carpet"
  },
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    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
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    "label": "Square Meter"
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  "length2": "00",
  "length": "1.76",
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  "width2": "00",
  "width": "2.20",
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  "percentageBeforeTotal": "3.87",
  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "3.87"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  }
}
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},
"name": {
  "label": "Terrace",
  "value": "Terrace"
},
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  "label": "Square Meter"
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"length2": "00",
"length": "5.55",
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"width2": "00",
"width": "2.00",
"totalArea": "11.10",
"percentageBeforeTotal": "11.10",
"images": [],
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(Building M,N,O,P), Village - Baner, Pune, Taluka - Haveli, District - Pune, PIN Code -
411 045, State - Maharashtra, India",
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163.00 Sq. Ft.\nTotal Carpet Area in Sq. M. = 108.87 i.e. 1172.00 Sq. Ft.\n(Area as per
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Name	Length	Width	Total
Composition :			
Living Room	3.3'00"	5.2'00"	17.16
Passage	2.57'00"	3.27'00"	8.40
Kitchen	2.91'00"	2.8'00"	8.15
Passage	0.85'0"	4.93'0"	4.19
Passage	0.45'00"	1.75'00"	0.79
Toilet	1.45'00"	2.07'00"	3.00
Bedroom	3.6'00"	3'00"	10.80
Passage	0.86'00"	2.35'00"	2.02
Bedroom	4.2'00"	3.24'00"	13.61
Toilet	1.45'00"	2.07'00"	3.00
Bedroom	4.5'00"	3.27'00"	14.71
Passage	1.96'00"	0.3'00"	0.59
Toilet	1.45'00"	2.38'00"	3.45
Other Composition :			
Dry Balcony	1.76'00"	2.2'00"	3.87
Terrace	5.55'00"	2'00"	11.10
Terrace	2.4'00"	1.68'00"	4.03