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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true
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  },
  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "6544a09d99e3743444bdf144",
    "firstName": "Bijendra ",
    "lastName": "Chauhan",
    "mobileNo": "",
    "workMobileNo": "7906367297",
    "email": "rbc.cbdbelapur@bankofindia.co.in"
  },
  "fees": {
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    "propertyValue": "",
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    "expectedFees": null,
    "quotedAmount": ""
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"_id": "643a5702108b68389ed72f71",
"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": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RBC Belapur",
  "branchCode": "",
  "mobileNo": "2227570151",
  "alternateMobileNo": "",
  "email": "rbc.cbdbelapur@bankofindia.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Bank Of India RBC Cbd Belapur, Bank Of India Building Ground Floor ,
Sector 11, Plot no 11 C B D Belapur, Navi Mumbai - 400614\n"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
  "_id": "60e2f4b16576061dae469446",
  "zoneName": "Navi Mumbai Zone"
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"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
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"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
},
"siteEngineer": {
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"_id": "64c777a8a5c3051014f4dd1f",
"role": "SITEENGINEER",
"firstName": "Pratik",
"email": "pratikjain2277@gmail.com",
"lastName": "Jain",
"mobileNo": "9619286285",
"designation": "",
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"rateVerifier": null,
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"role": "MAKER",
"firstName": "Pradnya ",
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"lastName": "Rasam",
"mobileNo": "9529385821",
"designation": "",
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},
"checker": {
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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
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"lastName": "Sarmalkar",
"mobileNo": "9004437379",
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      "value": "IBBI/RV/07/2018/10366",
      "label": "Registered Valuer"
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  "type": "EMPLOYEE",
  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
  "registrationNo": [
    {
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      "_id": "60af80072ffdf65bcd658651",
      "number": "IBBI/RV/07/2018/10366"
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        "label": "FIIV"
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      "number": "CAT-I-F-1763"
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        "label": "Chartered Engineer"
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      "_id": "60af80072ffdf65bcd658653",
      "number": "AM161706-3"
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  ],
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
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  "value": "BANK"
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  "longitude": "72.84680198000027"
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    19.232586928904045
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"siteVisit": {
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    {
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"marketAnalysisAndRemark": {
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    "key": "country",
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    "label": false
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    "key": "village",
    "value": "Borivali",
    "label": true
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"selectArea": {
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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"flatSpecifications": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Powder Coated Aluminum Sliding Windows"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Middle Class"
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  }
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"whetherCoveredUnderAnyState": {
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  "south": "Navkar Paradise ",
  "east": "On Sainath CHSL "
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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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    "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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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of flat will be Living Room + Dining + 2 Bedrooms + 2 Toilets + Passage (i.e. 2 BHK + 2 Toilets)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CHE / WSII / 0629 / R1 / 337 (New) dated 27.03.2023 issued by Municipal Corporation of Greater Mumbai.",
"approvePlanVerified": "Yes ",
"empannelledOfApprovePlan": "Building is under construction "
},
"compositeRate": {
  "remark": "",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "156900",
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  "squareMeterGuideLineRate": "172590.00",
  "squareFeetGuideLineRate": "16034.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "156900.00",
  "squareMeterGuideLineRate": "172590.00",
  "squareFeetGuideLineRate": "16034.00"
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"outgoingDetail": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": "36,000",
  "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 MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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  "anyFavouringForExtraPotentialValue": "Located in developed area "
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"negativeFactorsOfAffectMarketValue": "No"
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    "label": "Building Under Construction"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed Along with one car parking space ",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "Proposed R.C.C Framed Structure"
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  "typeOfFoundation": {
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    "label": "Proposed R.C.C. Foundation"
  },
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
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"maintenancelssues": {
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  "label": "Yes"
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  "label": "Yes"
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"systemOfAirConditioning": {
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"label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "31",
"flatFloorNo": "17",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "759.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "routeMapImg": "cases/65a4c54f02c44c777bb4de82/
routeMap_1705569381316_Image.png",
  "routeLat": "19.227083",
  "routeLng": "72.846083",
  "stationName": "Borivali",
  "routeDistance": "1.7 Km. "
},
"finalLatLng": {
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"coordinates": [
  null,
  null
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"type": "Point"
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  "latlng": true,
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"locationMapImg": [
  {
    "id": "xd3g9h",
    "name": "xd3g9h",
    "image": "cases/65a4c54f02c44c777bb4de82/
routeMap_1705569274691_Image.png"
  }
]
},
"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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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"totalOthersRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "15180000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu Jan 18 2024 15:39:09 GMT+0530 (India Standard Time)",
  "number": "2304577",
  "dayCount": "8",
  "monthCount": "279",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "9867527582",
"appAddress": "Flat no 1702,17flor,Saikrupa CHS,Ram Mandir Road,Borivali West ",
"remark": "+91 98675 27582",
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      "value": "60ae1254aa6d152c1801b326"
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    "inputs": {
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        "label": "Promoter"
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      "Promoter": "M/s. Osho Developers ",
      "to": {
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        "label": "Purchasers"
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      "number": {
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    "inputs": {
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      "number": {
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
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      "label": "No"
    },
    "No": "CHE / WSII / 0629 / R1 / 337 (New) / FCC / 1 / Amend "
  },
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  "displayStatus": false,
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  "fileName": "document_1705472470750_1705472585063_17th_floor.pdf"
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{
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    "description": "Create Lead",
    "datetime": "Mon Jan 15 2024 11:10:31 GMT+0530 (India Standard Time)"
  }
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    "phone": "9867527582",
    "ownershipShare": "",
    "email": "",
    "id": "482795"
  }
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Smt_Hansaben_Hasmukhbhai_Patel.pdf",
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Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban ,
Mumbai , PIN - 400 091, State - Maharashtra, Country - India",
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"email": "",
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