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{
  "typeOfReport": {
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    "proposePurchaser": true,
    "RVDSValues": false,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    },
    "type": "CREDITOFFICER",
    "_id": "63d11f65be948726cc1419a7",
    "email": "kaushik.datta@sbi.co.in",
    "firstName": "KAUSHUIK",
    "mobileNo": "",
    "workMobileNo": "9757023640",
    "lastName": " DATTA"
  },
  "fees": {
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  "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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  "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": "000088",
  "type": "BRANCH",
  "name": "RACPC- Chinchpokli ",
  "email": "sbi.17889@sbi.co.in",
  "mobileNo": "022-23707514",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, Mumbai South Voltas
House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State
- Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - CHINCHPOKALI",
  "fax": "022-23707512 / 13",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"staff": {
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  "firstName": "Shantilal",
  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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  "role": "SITEENGINEER",
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  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
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  "designation": "",
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  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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"maker": {
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"email": "jayaraja@vastukala.org",
"lastName": "Acharya",
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    "lastName": "Chalikwar",
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  }
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        "label": "Chartered Engineer"
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  "fatherName": "Baburao"
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  ],
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      "remark": "MANUAL_IN_TASK"
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  ]
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "Maharashtra",
    "label": true
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    "key": "country",
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  "value": "",
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "key": "newSurveyNumber",
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  "value": "",
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "status": false,
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  "value": "PIN - 401 303",
  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "Vlrrar (West)",
  "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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  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "west": "Building No. 6, 'E' Wing",
    "south": "Building No. 7, 'A' Wing",
    "east": "Building No. 7, 'C' Wing / Link Road"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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      "west": "",
      "south": "",
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      "west": "",
      "south": "",
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  },
}
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"isDisplay": false,
"title": "Boundaries of The Flat"
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"extraDetailOfProperty": "As per site inspection, flat was locked, hence our report is based on external site visit and documents provided by the bank only. As per client information, the flat is the composition of flat is 2 Bedroom + Living Room + Kitchen + 2 Toilets. ",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
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"compositeRate": {
"remark": "As per site inspection, flat was locked, hence our report is based on external site visit and documents provided by the bank.",
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"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "7275",
"depreciatedBuildingRate": "2275"
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"igrRate": {
"propertyName": "Residential Flat",
"rate": "49300",
"landRate": "9410",
"igrImage": "cases/65cb04c6d93fe4510d4d0908/igr_1709548265811_Image.png",
"squareMeterGuideLineRate": "56695.00",
"squareFeetGuideLineRate": "5267.00"
},
"igrFinalRate": {
"floorRatePercentage": "15",
"depreciationPercentage": "95",
"rate": "5048.00",
"squareFeetGuideLineRate": "5048.00",
"squareMeterGuideLineRate": "54331.00"
},
"outgoingDetail": {
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"value": "Medium",
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"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
},
},
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"assessmentNo": "Information not available",
"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MHADA norms",
"tenantName": "",
"maintenanceOfFlat": "Information not available"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Covered Car Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
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"value": "Plain_Looking",
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  "fullDate": "1/1/2018"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"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"
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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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"maintenancelssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
},
"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "21",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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},
"finalPlinthArea": {
  "area": "743.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65cb04c6d93fe4510d4d0908/
routeMap_1709528162775_Image.png",
    "routeLat": "19.442806",
    "routeLng": "72.806500",
    "stationName": "Virar",
    "routeDistance": "1.9 km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "g7mvso",
      "name": "g7mvso",
      "image": "cases/65cb04c6d93fe4510d4d0908/
routeMap_1709528095685_Image.png"
    }
  ]
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"valuation": {
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  "wardrobesQty": "0",
  "showcasesQty": "0",
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"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4917900.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4917900.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Mon Mar 04 2024 16:04:32 GMT+0530 (India Standard Time)",
  "number": "2305311",
  "dayCount": "15",
  "monthCount": "59",
  "generatedBy": "60eeaeddf3dd69653a581316"
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"rateVerify": {
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"remark": "urgent Koushik sir ",
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        "label": "Maharashtra Real Estate Regulatory Authority"
      },
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      "number": {
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        "label": "No"
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      "No": "P51800002836"
    },
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    "label": "Intimation Letter"
  },
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And Area Development Board"
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  },
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    "phone": "9769640750",
    "ownershipShare": "",
    "email": "",
    "id": "463372"
  }
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"proposePurchasers": [
  {
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    "phone": "",
    "email": ""
  }
]
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Composition :

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Other

Composition :

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