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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "proposePurchaser": false,
    "RVDSValues": false,
    "proportionateValue": false
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  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "652695d5703d7c40db9b3b77",
    "firstName": "Vishant ",
    "lastName": "Verma",
    "mobileNo": "",
    "workMobileNo": "9507000088",
    "email": "1cord.21117@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
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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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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b9ff",
  "branchCode": "000220",
  "type": "BRANCH",
  "name": "RASMECCC Panvel",
  "email": "cord.21117@sbi.co.in",
  "mobileNo": "02227572748",
  "alternateMobileNo": "",
  "address": "Shop No 5,Ground Floor,Sharda Terrace, Plot No 65,Sector-11,CBD
Belapur, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Ravindra",
  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60b7189d2ffdf65bcd65882b\\
\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
},
"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
},
"rateVerifier": null,
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  "role": "MAKER",
  "firstName": "Jayaraja",
  "email": "jayaraja@vastukala.org",
  "lastName": "Acharya",
  "mobileNo": "9867664219",
  "designation": "",
  "shortName": "JA",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
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"mobileNo": "9004134140",
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"valuers": [
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"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
}
],
"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
{
"title": {
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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"_id": "60af80072ffdf65bcd658652",
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"title": {
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profilePhoto_1622114310919_Manoj C.jpeg",
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  "fatherName": "Baburao"
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]
},
"clientType": {
  "label": "BANK",
  "value": "BANK"
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  "longitude": "73.06723883557542"
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    19.05305478616753
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"siteVisit": {
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"compositionFlatType": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
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  "state": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "key": "country",
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  "value": "",
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  "label": true
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  "key": "plotNo",
  "value": "5",
  "label": true
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"buildingName": {
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"key": "buildingName",
"value": "Bhagwati Greens II",
"label": false
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"selectArea": {
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  "key": "selectArea",
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  "label": false
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  "value": "",
  "label": false
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"wing": {
  "status": true,
  "name": "Wing",
  "key": "wing",
  "value": "B",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "value": "603",
  "label": false
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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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  "key": "GUTNo",
  "value": "",
  "label": true
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  "value": "PIN - 410 210",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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  },
  "finishing": {
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}
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"general": {
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    "label": "Middle Class"
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "'B' Wing of Bhagwati Greens II",
  "west": "Bhagwati Greens III",
  "south": "Central Park Road",
  "east": "Open Plot"
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"asPerDocumentAgreement": {
  "north": "Plot No. 3, Proposed 21 Meters Wide Road",
  "west": "Plot No. 6",
  "south": "40 Meters Wide Road",
  "east": "Central Park"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
"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": {
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  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "30000.00",
  "depreciatedBuildingRate": "2800"
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"igrRate": {
  "propertyName": "Residential",
  "rate": "80000",
  "landRate": "28100",
  "igrImage": "cases/65d741b2cf7ad63a0afc1736/igr_1708924956383_Image.png",
  "squareMeterGuideLineRate": "84000.00",
  "squareFeetGuideLineRate": "7804.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "80000.00",
  "squareMeterGuideLineRate": "84000.00",
  "squareFeetGuideLineRate": "7804.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "81,000/- Expected rental income per month",
  "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 PMC norms",
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"tenantName": "",
"maintenanceOfFlat": "At the time of visit Interior work is in progress"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "One Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
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  "planningArea": {
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    "label": "Residential"
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},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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    "value": "New_Building",
    "label": "New Building"
  },
  "visibleDamageInBuilding": {
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    "label": "New Building"
  },
  "systemOfAirConditioning": {
    "value": "0",
    "label": "No"
  },
  "provisionOfFirefighting": {
    "value": "Information_Not_Available",
    "label": "Information Not Available"
  },
  "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": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "28",
  "flatFloorNo": "6",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "1194.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
}
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    },
    "routeMapImg": "cases/65d741b2cf7ad63a0afc1736/
routeMap_1708929303754_Image.png",
    "routeLat": "19.053490",
    "routeLng": "73.067693",
    "stationName": "Kharghar",
    "routeDistance": "3.9 km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finalLatLng": true
  },
  "locationMapImg": [
    {
      "id": "ro6q0d",
      "name": "ro6q0d",
      "image": "cases/65d741b2cf7ad63a0afc1736/
routeMap_1708929220234_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",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "32580000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "32580000.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "status": false
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      "orientation": "portrait"
    }
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  {
    "status": false,
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  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "9930705182",
"appAddress": "flat no. 603 . y th floor B wing Bhagwati Green. 2 Bldg Bhagwati
Group realty khargahr ",
"remark": "Bankar vishant sir ",
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  },
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"from": {
  "value": "Promoter",
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"to": {
  "value": "Purchaser",
  "label": "Purchaser"
},
"Purchaser": "Mr. Kunal Kumar & Mrs. Rupali Kumari",
"number": {
  "value": "Registration_No",
  "label": "Registration No"
},
"Registration_No": "7702/2020"
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / B.P. - 15327 / TPO (NM) / 2007"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/65d741b2cf7ad63a0afc1736/document_1708933007020_CC.pdf",
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    "nameOfApprovingAuthority": {
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      "label": "City and Industrial Development Corp Of Maharashtra ltd."
    },
    "number": {
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      "label": "No"
    }
  },
  "No": "CIDCO / BP-15327 / TPO (NM & K) / 2016 / 11465"
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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": "P52000006596"
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    "uploadedBy": "60f91b6f344e052188ffd1fc",
    "createdAt": "Mon Feb 26 2024 13:11:08 GMT+0530 (India Standard Time)"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 22 2024 18:14:34 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Kunal Kumar",
    "phone": "9930705182",
    "ownershipShare": "",
    "email": "",
    "id": "727431"
  },
  {
    "name": "Mrs. Rupali Kumari",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "583939"
  }
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"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "9",
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"width1": "10",
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"totalArea": "119.32",
"images": [],
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    "label": "Square Feet"
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  "length": "4.58",
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  "width": "",
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  "width2": "0",
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  "images": [],
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  "extraAreas": []
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  "name": "Bedroom",
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  "width": "",
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  "width2": "11",
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  "finalArea": "128.09",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.42",
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"totalArea": "36.44",
"images": [],
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"finalArea": "36.44"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.50",
  "length1": "10",
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  "width": "9.67",
  "width1": "9",
  "width2": "8",
  "totalArea": "101.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "101.50"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Living Room",
  "length": "11.33",
  "length1": "11",
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  "width1": "24",
  "width2": "8",
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  "images": [],
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  "finalArea": "279.55"
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```



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"length": "10.42",
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"otherComposition": [
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    "value": "Carpet"
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  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
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    "label": "Square Feet"
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  "width1": "10",
  "width2": "00",
  "totalArea": "50.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "50",
  "percentageBeforeTotal": "50.00",
  "percentage": "100"
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{
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    "value": "Flowered_Area"
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    "label": "Square Feet"
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  "length": "2.00",
  "length1": "2",
  "length2": "00",
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  "width1": "7",
  "width2": "6",
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  "images": [],
  "extraAreas": [],
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  "percentageBeforeTotal": "15.00",
  "percentage": "100"
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  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
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    "value": "Flowered_Area"
  },
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    "label": "Square Feet"
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  "length": "2.08",
  "length1": "2",
  "length2": "1",
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    "value": "Carpet"
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    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
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    "label": "Square Feet"
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  "length2": "00",
  "width": "13.00",
  "width1": "13",
  "width2": "00",
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  "images": [],
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  "uploadedBy": "60f91b6f344e052188ffd1fc"
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{
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      "firstName": "Shobha",
      "lastName": "Kuperkar",
      "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
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"assignmentType": {
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"fullAddress": "Residential Flat No. 603, 6th Floor, Wing - B, Bhagwati Greens II, Plot
No. 5, Sector 23, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad,
PIN - 410 210, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "60b7189d2ffdf65bcd65882b",
"contactPersonName": "Mr. Kunal Kumar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9930705182",
"buildingServicesRate": "2800.00",
"finalAreaType": "Carpet Area",
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"finalAsPerArea": "Agreement",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 1086.00",
"flatRate": "30000",
"landOtherRate": "27200",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
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"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 3 Toilet + Passage",
"carpetTotal": "824.03000000000001",
"otherCarpetTotal": "199.34",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "199.34",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "1125.71",
"finalCarpetArea": "1023.37",
"finalSalableArea": "1125.71",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 622\nEnclosed Balcony Aera in Sq.
Ft. = 178.00\nCupboard Area in Sq. Ft. = 85.00\nFlowerbed Area in Sq. Ft. =
80.00\nTerrace Area in Sq. Ft. = 121.00\n<br />\nAll the above areas are within +/- 6%
of the Agreement for Sale Area. The above calculations and detail measurements taken
by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence,
valuation is based on the Agreement for Sale area.\n\n",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 824.03\nTerrace Area in Sq. Ft. =
107.36\nFlowerbed area in Sq. Ft. = 61.31\nDry Balcony Area in Sq. Sq. Ft. =
30.67\n<br />",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
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"leaseDetails": {
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  "leasePremium": "",
  "leaseRent": "",
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    "leaseTo": "",
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    "leaseDate": ""
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},
"reportGeneratedDate": "Mon Feb 26 2024 11:55:14 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-02-24"
}

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Name	Length	Width	Total
Composition :			
Bedroom	11'10"	10'1"	119.32
Toilet	4'7"	8'1"	37.05
Passage	3'0"	3'0"	9.00
Toilet	3'10"	8'8"	33.22
Bedroom	9'11"	12'11"	128.09
Toilet	4'5"	8'3"	36.44
Bedroom	10'6"	9'8"	101.50
Living Room	11'4"	24'8"	279.55
Kitchen	10'5"	7'8"	79.86
Other Composition :			
Terrace Area	5'00"	10'00"	50.00
Flowered Area	2'00"	7'6"	15.00
Flowered Area	2'1"	9'9"	20.31
Flowered Area	2'00"	13'00"	26.00
Dry Balcony Area	3'10"	8'00"	30.67
Terrace Area	4'11"	11'8"	57.36