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{
  "typeOfReport": {
    "value": "Single_Flat",
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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    "value": "Housing_Loan"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
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    "firstName": "PRADIP PAWAR",
    "lastName": "PAWAR",
    "mobileNo": "",
    "workMobileNo": "8080004036",
    "email": ""
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  "fees": {
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    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "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": {
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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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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"staff": {
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  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
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"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 + RATE VERFIER + CHEAKER",
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  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
  "workWithDocumentMaker": "",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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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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  "longitude": "73.11661912807632"
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  "label": "2 BHK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "name": "State",
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    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
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    "key": "country",
    "value": "India",
    "label": false
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"key": "plotNo",
"value": "B-11, B-12",
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  "value": "National Complex Co-Op. Hsg. Soc. Ltd.",
  "label": false
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  "label": false
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "key": "wing",
  "value": "A",
  "label": true
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "key": "suburb",
  "value": "New Panvel (East), Navi Mumbai",
  "label": false
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Alluminum sliding windows with M. S. Grills"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Casting_Capping_Electrical_wiring",
    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
  },
  "finishing": {
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    "label": "Cement Plastering"
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}
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
  "value": "CIDCO",
  "label": "City Industrial Development Corporation of Maharashtra"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Ganesh Krupa CHSL",
  "west": "Vijay Marg",
  "south": "Sector Number 6 Road",
  "east": "Internal Road "
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"asPerDocumentAgreement": {
  "north": "6.00 mtr. Wide Road",
  "west": "20.00 mtr. Wide Road",
  "south": "11.00 mtr. Wide Road",
  "east": "BUDP Project"
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"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "The composition of flat will be 6th Floor is 1 Bedroom +
Living Room + Kitchen + Terrace + Staircase. And The 7th Floor is Bedroom + Toilet +
```

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Terrace. ",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is available it may be
assumed that the construction is as per Sanctioned Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": ""
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"compositeRate": {
  "remark": "1. As per site inspection, The property is Duplex Flat on 6th and 7th floor.
The attached terrace on 6th Floor and 7th Floor are partly covered with A.C. sheet
roofing and partly open. For the purposed of valuation we have considered area as per
Agreement for sale. \n2. As per Site Inspection, Actual Carpet area is 578.00 Sq. Ft.
And Terrace Area is 59.00 Sq. Ft. of 6th Floor and 268.00 Sq. Ft. Carpet Area And
911.00 Sq. Ft. Terrace Area of 7th Floor is which is more than Carpet area 817.00 Sq.
Ft. mentioned in the documents provided to us. We have considered area mentioned in
the documents. Hence, to give proper weightage to the value of the property, higher
rate i.e. 13950/- per Sq. Ft. is considered.",
  "depreciationPercentage": "37.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "13950",
  "depreciatedBuildingRate": "1750"
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"igrRate": {
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  "rate": "95900",
  "landRate": "43900",
  "igrImage": "cases/65e6b5b1f9222577acb9f56c/igr_1710308489839_Image.png",
  "squareMeterGuideLineRate": "100695.00",
  "squareFeetGuideLineRate": "9355.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "75",
  "rate": "8036.00",
  "squareFeetGuideLineRate": "8036.00",
  "squareMeterGuideLineRate": "86496.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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},
"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
  "label": "Residential Purpose"
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},
"propertyOccupiedByList": {
  "value": "Vacant",
  "label": "Vacant"
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"monthlyRent": "22000 Expected rental income per month",
"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 CIDCO norm",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "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"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Covered parking space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
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"asthetikLook": {
  "value": "Plain_Looking",
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  "month": "1",
  "year": "1999",
  "fullDate": "1/1/1999"
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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": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "35",
"ageOfBuilding": "25",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Basement",
"noOfLifts": "1",
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"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "980.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65e6b5b1f9222577acb9f56c/
routeMap_1710315320187_Image.png",
    "routeLat": "19.007919",
    "routeLng": "73.116265",
    "stationName": "Panvel Junction",
    "routeDistance": "2 Km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finalLatLng": true
  },
  "locationMapImg": [
    {
      "id": "0xqq1q",
      "name": "0xqq1q",
      "image": "cases/65e6b5b1f9222577acb9f56c/
routeMap_1710315268388_Image.png"
    }
  ]
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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"showcasesRate": "0",
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"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "11397150.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "11397150.00"
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"outward": {
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  "builtUpRateRange": {
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  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
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  "value": "APPROXIMATE_LEAD"
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  "SME/TCC/221/13"
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"ownerName": "Mr. Varghese Mathew ",
"ownerPhoneNo": "9076104363",
"appAddress": "Flat no A-603,6&7floor,National Complex CHS, A-Wing,Plot no
B-11&B-12,Sector 6,New Panvel Navi Mumbai ",
"remark": "RV Required 1cr +\n+91 90761 04363 - Reshmy Kurian",
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      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "George Varghese",
      "to": {
        "value": "purchaser",
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  "purchaser": "Mr. Varghese Mathew"
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"fileName": "document_1709618539130_1709618704005_AGREEMENT_FOR_SALE__National_Complex_Flat_No_A603.pdf"
},
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    "value": "60ae124aaa6d152c1801b2f8"
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  "inputs": {
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      "label": "Seller"
    },
    "Seller": "MR. VARGHESE MATHEW",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "MRS. RESHMY MARY KURIAN"
  },
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    "label": "Document No"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 05 2024 11:33:29 GMT+0530 (India Standard Time)"
  }
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"owners": [
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    "phone": "9076104363",
    "ownershipShare": "",
    "email": "",
    "id": "216054"
  }
],
"proposePurchasers": [
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    "phone": "",
    "email": "",
    "ownershipShare": ""
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      "label": "Square Feet"
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    "totalAreaDocument": "817.00",
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  "expectedRate": "13888.89",
  "builtUpExpectedRate": "11574.07",
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  "squareMeter": "33.45",
  "id": "400942"
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  "_id": "65f13ca8857bdc098a9c45f9",
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  "area": "736.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "10000000.00",
  "expectedRate": "13586.96",
  "builtUpExpectedRate": "11322.46",
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Width

Total

Composition :

Other

Composition :
