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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
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  "purposeOfValuation": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "masterTypeOfPurpose": {
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002",
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9ff"
    },
    "type": "CREDITOFFICER",
    "_id": "642bc7ca91d7c62df1188fd0",
    "firstName": "kanchan",
    "lastName": "ghuge",
    "mobileNo": "",
    "workMobileNo": "8828228844",
    "email": ""
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  "fees": {
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    "propertyValue": "2500000",
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"discussWithPerson": "kanchan",
"expectedFees": 1250,
"quotedAmount": ""
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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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "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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"zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
  "pickupPerson": {
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    "role": "DELIVERYPERSON",
    "firstName": "Hemant",
    "email": "hkadam113@gmail.com",
    "lastName": "Kadam",
    "mobileNo": "9819455052",
    "shortName": "Hemant",
    "workWithDocumentMaker": "60b7189d2ffdf65bcd65882b",
    "profilePhoto": "users/64535eb5ee347304f2a3005f/
profilePhoto_1708328580200_image.jpeg"
  },
  "siteEngineer": {
    "type": "EMPLOYEE",
    "_id": "65ebe57df9222577acc1bf5a",
    "role": "SITEENGINEER",
    "firstName": "Abhijit",
    "email": "abhijitpen69@gmail.com",
    "lastName": "More",
    "mobileNo": "9595852569",
    "designation": "",
    "shortName": "Abhijit",
    "workWithDocumentMaker": "60f9343b45132d6a6bdd96e8"
  },
  "rateVerifier": {
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    "_id": "60f915d3f3dd69653a592199",
    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
    "shortName": "SH",
    "workWithDocumentMaker": "",
    "profilePhoto": "users/60f915d3f3dd69653a592199/
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"firstName": "Jayaraja",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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  "workWithDocumentMaker": "",
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"valuers": [
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    "valuersRegistrationNumber": [
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        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
    ]
  },
  {
    "type": "EMPLOYEE",
    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
    "registrationNo": [
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        "title": {
          "value": "Wealth_Tax",

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    "label": "Wealth Tax"
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  "_id": "6084131a13f01f158c6ea1f4",
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\\profilePhoto_1622369528291_Sharad Chalikwar Photo.jpg"
}
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"clientType": {
  "label": "BANK",
  "value": "BANK"
},
"location": {
  "latitude": "18.75205309304049",
  "longitude": "72.94052094508476"
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"geo": {
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  "coordinates": [
    72.94052094508476,
    18.75205309304049
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"siteVisit": {
  "siteVisitStatus": true,
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    {
      "dateTime": "5/03/2024 12:00 am"
    }
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"visitedDate": [
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    }
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  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "key": "village",
    "value": "Chinchavali Shekin",
    "label": true
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    "key": "floorNo",
    "value": "4",
    "label": false
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    "value": "",
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  "value": "",
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  "label": true
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  "label": true
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  "label": false
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"value": "",
"label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
},
"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "401",
  "label": false
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"value": "",
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  "key": "policeStation",
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  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "Khopoli",
  "label": false
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"flatSpecifications": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "External site visit only"
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  "doors": {
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    "label": "External site visit only"
  },
  "windows": {
    "value": "External_site_visit_only",
    "label": "External site visit only"
  },
  "fittings": {
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    "label": "External site visit only"
  },
  "finishing": {
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    "label": "External site visit only"
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"general": {
  "ownership": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Semi_Urban",
    "label": "Semi Urban"
  },
  "townplanApprovedByList": {
    "value": "Khopoli_Nagarparishad",
    "label": "Khopoli Nagarparishad"
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  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  }
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"asPerActualAgreement": {
  "north": "Internal Road / Residential Building",
  "west": "Internal Road / Mahalakshmi Vihar",
  "south": "Road",
  "east": "Plot No. 8"
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"asPerDocumentAgreement": {
  "north": "Information not available",
  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "At the time of visit flat was locked, hence our report is based on external site visit and documents provided by\n the bank only",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not verified.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "At the time of visit flat was locked, hence our report is based on external site visit and documents provided by the bank only.",
  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "3462.5",
  "depreciatedBuildingRate": "2162.5"
},

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"igrRate": {
  "propertyName": "Residential",
  "rate": "28900",
  "landRate": "6130",
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  "squareMeterGuideLineRate": "23120.00",
  "squareFeetGuideLineRate": "2148.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "91",
  "rate": "2006.00",
  "squareFeetGuideLineRate": "2006.00",
  "squareMeterGuideLineRate": "21591.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "4,000/- 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 KMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
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    "label": "Normal"
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2015",
    "fullDate": "1/1/2015"
  },
  "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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  "qualityOfConstruction": {
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"value": "Good",
"label": "Good"
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"materialUsedList": {
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"value": "Standard",
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"value": "Normal",
"label": "Normal"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
"value": "Normal",
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"maintenanceIssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
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},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65e71d3df9222577acbba39a/
routeMap_1710739757073_Image.png",
    "routeLat": "18.812486",
    "routeLng": "73.333392",
    "stationName": "Khopoli",
    "routeDistance": "3.3 km"
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  "finalLatLng": {
    "coordinates": [
      null,
      null
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  },
}
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    "type": "Point"
  },
  "showLocation": {
    "latlng": true,
    "finallatlng": true
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  "locationMapImg": [
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      "id": "7ydafg",
      "name": "7ydafg",
      "image": "cases/65e71d3df9222577acbba39a/
routeMap_1710739544091_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",
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  "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",
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  "distressValuePercentage": "70",
  "realizableValuePercentage": "85",
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"bookValue": "0",
"finalValue": "1939280.00"
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"outward": {
  "status": false,
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
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"compositionImages": []
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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": "7850937437",
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Khopolli Raigad 410203",
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        "label": "Purchaser"
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      "Purchaser": "Mr. mahesh Balbir Raghav",
      "number": {
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        "label": "Registration No"
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      "label": "Khopoli Municipal Council"
    },
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      "label": "No"
    },
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  },
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  "createdAt": "Mon Mar 18 2024 11:32:22 GMT+0530 (India Standard Time)"
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    "title": "Create Lead",
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    "datetime": "Tue Mar 05 2024 18:55:17 GMT+0530 (India Standard Time)"
  }
],
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  {
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    "email": "",
    "id": "435901"
  }
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Other Composition :			