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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "type": "CREDITOFFICER",
    "_id": "65f95e5549003e142a8ee58d",
    "firstName": "Mukul",
    "lastName": "Sapte",
    "mobileNo": "",
    "workMobileNo": "9819308796",
    "email": "bo055910@pnb.co.in"
  },
  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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"client": {
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  "type": "BANK",
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  "displayName": "Punjab National Bank",
  "initial": "PNB",
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  "status": true
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  "mobileNo": "02502991910",
  "alternateMobileNo": "",
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  "fax": "",
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  "address": "Rashmi Residancey, Hall A Vasai Nalasopara New \n Link Road, Vasai
East Palghar 401209"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"zone": {
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"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": ""
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"deliveryPerson": {
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  "role": "SITEENGINEER",
  "firstName": "Anwar",
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  "lastName": "Shaikh",
  "mobileNo": "8552884500",
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  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "lastName": "Patil",
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  "designation": "",
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  "mobileNo": "8369040652",
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      {
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    "role": "VALUER",
    "firstName": "Sharadkumar",
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    "lastName": "Chalikwar",
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    "number": "[N]C.C.I.T/I -14/52/2008-09"
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\\profilePhoto_1622369528291_Sharad Chalikwar Photo.jpg"
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  "value": "BANK"
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  "schedule": [
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  "label": true
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  "value": "",
  "label": false
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Vasai Road (East)",
  "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": "Marble Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Wing - A & Guru Kutir Apartment",
    "south": "Arc Bhavan",
    "east": "Evershine City Road"
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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": "",
      "east": ""
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    "asPerDocument": {
      "north": "",
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"west": "",
"south": "",
"east": ""
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"isDisplay": false,
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CIDCO / VVSR / POC / BP / ZCC - 20 / E / 6201 Dated 13.09.2001 issued by City &
Industrial Development Corporation of Maharashtra Ltd.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "N.A."
},
"landAndBuildingDetails": {
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"documentsBuildingBoundaries": []
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"salvageValue": "10",
"depreciatedCostOfConstruction": "6703",
"depreciatedBuildingRate": "1703"
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"squareMeterGuideLineRate": "66120.00",
"squareFeetGuideLineRate": "6143.00"
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"igrFinalRate": {
"floorRatePercentage": "0",
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"value": "Medium",
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"monthlyRent": "10,700/- Expected rental income per month",
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"taxAmount": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per CIDCO / VVCMC norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
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"constructionWorkStatus": {
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},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2001",
  "fullDate": "1/1/2001"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
},
"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",
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"protAgainstNatDis": {
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
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"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
"estimatedAge": "37",
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"noOfAmenityFloors": "",
"noOfFloors": "3",
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"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "765.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Draft Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65f9627d49003e142a8efeea/
routeMap_1711016233648_Image.png",
    "routeLat": "19.408916",
    "routeLng": "72.835146",
    "stationName": "Nallasopara",
    "routeDistance": "2.7 Km."
  },
  "finalLatLng": {
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    "type": "Point"
  },
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    "finallatLng": true
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      "name": "t7ime",
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"totalkitchenArrangementsRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5127795.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "5326500",
"finalValue": "5127795.00",
"purchaseValueDocument": {
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    "label": "Agreement for sale"
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"to": {
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"number": {
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      "orientation": "portrait"
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      "orientation": "landscape"
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"isEditable": false
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"appAddress": "FLAT NO 103 A WING BLDG NO. C 38 AKSHAR BHUVAN CHS LTD
VIJAY VIHAR COMPLEX EVERSHINE CITY ACHOLE ROAD NALLASOPARA EAST
PALGHAR 401208",
"remark": "",
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      "from": {
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        "label": "The Transferor"
      },
      "The_Transferor": "Mr. Ravi Vincent D'souza",
      "to": {
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        "label": "The Transferee"
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      "The_Transferee": "Miss. Rehana Abdul Hussain Goawala"
    },
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      "label": "Part Occupancy Certificate"
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  "label": "Document No"
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    "label": "Agreement for sale"
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    "to": {
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      "label": "purchaser"
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    "datetime": "Tue Mar 19 2024 15:31:33 GMT+0530 (India Standard Time)"
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    "phone": "7972391505",
    "ownershipShare": "",
    "email": "",
    "id": "282591"
  }
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"proposePurchasers": [
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    "phone": "",
    "email": "",
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      "label": "Square Feet"
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"images": [],
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  "width2": "9",
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"images": [],
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      "label": "Agreement for sale"
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      "label": "Square Feet"
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        "panNo": "ABCDE1234A",
        "email": "vastukalamumbai@vastukala.com",
        "phone": "9819670183",
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Mumbai - 400 093",
        "shortName": "VCIPL",
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  "taskId": "65fc1cd95ca1625e505ad0c2",
  "createdAt": "2024-05-02T07:40:29.649Z"
}
],
"createdAt": "2024-03-19T10:01:33.365Z",
"updatedAt": "2024-05-02T09:35:14.229Z",
"__v": 0,
"assignmentType": {
  "value": "Commercial",
```

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"label": "Commercial"
},
"fullAddress": "Residential Flat No. 103, 1st Floor, Building No C - 138, Wing - A,
Akshar Bhuwan Co-op. Hsg. Soc. Ltd., Vijay Vihar Complex, Evershine City, Village -
Achole, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN Code - 401 208, State
- Maharashtra, India",
"updatedBy": "627221f4afd7d55eddeddcb4",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Vikas Nirmal Jain",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Vikas Nirmal Jain & Mr. Akash Nirmal Kumar Jain",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "7972391505",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Passage + Toilet +
Dining + Bathroom + WC",
"carpetTotal": "590.2",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "708.24",
"finalCarpetArea": "590.20",
"finalSalableArea": "779.06",
"salablePercentage": "10",
"toBeAdded": "",
"buildingServicesRate": "2600",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Draft Agreement for sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 765.00",
"flatRate": "7600",
"landOtherRate": "5000",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"extendOfSiteRemark": "Super Built up Area in Sq. Ft. = 850.00\n(Area as per
Agreement for Sale)",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
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```

"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Thu Apr 18 2024 16:48:30 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-03-21",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	9'11"	15'6"	153.71
Bedroom	9'3"	12'3"	113.31
Passage	3'9"	8'9"	32.81
Toilet	3'11"	8'10"	34.60
Kitchen	7'2"	7'10"	56.14
Dining	7'7"	8'1"	61.30
Passage	3'4"	7'5"	24.72
Bedroom	9'1"	9'1"	82.51
Bathroom	4'9"	3'10"	18.21
WC	4'10"	2'8"	12.89

Other  
Composition :

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