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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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    "type": "CREDITOFFICER",
    "_id": "650581d3a8e9b70221e855e5",
    "firstName": "Bhakti",
    "lastName": "Podkar",
    "mobileNo": "",
    "workMobileNo": "8425827511",
    "email": "bhakti.phodkar@sbi.co.in"
  },
  "fees": {
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    "quotedAmount": "2500"
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  "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",
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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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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  "_id": "60b7177d2ffdf65bcd65882a",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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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": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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        "label": "Registered Valuer"
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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      "dateTime": "2024-03-22",
      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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"externalReportDetails": {
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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": {
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    "value": "India",
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  "village": {
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"value": "Talegaon",
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  "label": false
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  "label": false
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  "label": false
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  "key": "policeStation",
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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  "flooring": {
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
  },
  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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    "label": "Proposed Cement Plastering"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Maharashtra State Road Development Corporation Limited/ Special
Planning Authority"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Open Plot",
    "east": "Road"
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  "asPerDocumentAgreement": {
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    "west": "Survey No. 4/2(pt)",
    "south": "Survey No. 5/1(pt)",
    "east": "Survey No. 4/3(pt)"
  },
  "unitBoundaries": {
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      "south": "",
      "east": ""
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    "asPerDocument": {
      "north": "",
      "west": "",
      "south": "",
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    "east": ""
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"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not verified.",
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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
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  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "13000.00",
  "depreciatedBuildingRate": "2700"
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"igrRate": {
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  "rate": "27000",
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  "squareMeterGuideLineRate": "31050.00",
  "squareFeetGuideLineRate": "2885.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "27000.00",
  "squareMeterGuideLineRate": "31050.00",
  "squareFeetGuideLineRate": "2885.00"
},
"outgoingDetail": {
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"propertyTypeOfUseList": {
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  "label": "Residential Purpose"
}
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"propertyOccupiedByList": {
  "value": "Building_Under_Construction",
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"monthlyRent": "12,000/- Expected rental income per month after completion",
"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 MSRDC / SPA norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "Proposed_R.C.C._Slab",
    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonry"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Covered Car Parking Space",
  "constructionWorkStatus": {
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"asthetikLook": {
  "value": "Proposed_Plain_Looking",
  "label": "Proposed Plain Looking"
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  "year": "2027",
  "fullDate": "1/1/2027"
},
"planningArea": {
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  "label": "Residential"
},
"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
},
"typeOfFoundation": {
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  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "Proposed Connected to Municipal Sewerage System "
},
}
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"walls": {
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  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "41",
"flatFloorNo": "21",
"noOfLifts": "4",
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"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "481.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65fac79c5ca1625e50585cff/
routeMap_1711170191621_Image.png",
    "routeLat": "18.927444",
    "routeLng": "73.184444",
    "stationName": "Mohope",
    "routeDistance": "5 km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
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    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "1d0raq",
      "name": "1d0raq",
      "image": "cases/65fac79c5ca1625e50585cff/
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    }
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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"kitchenArrangementsQty": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
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"othersQty": "0",
"othersRate": "0",
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"finaltotal": "5694000.00",
"distressValuePercentage": "80",
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"compositionImages": []
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  "builtUpRateRange": {
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  "RATE_VERIFY": false,
  "MAKER": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"isSiteMeasurementAllowed": false,
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"isAdvanceInvoice": false,
"status": true,
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"ownerName": "Mr. Narendra Ganpat Madhavi",
"ownerPhoneNo": "9967654720",
"appAddress": "Flat no. 2102, 21th Floor, Tower - 5, The Highland Godrej City Panvel",
"remark": "",
"documents": [
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    "inputs": {
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      "from": {
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        "label": "Developers"
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      "Developers": "Caroa Properties LLP",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      }
    }
  }
]
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    },
    "Purchasers": "Mr. Narendra Ganpat Madhavi & Mrs. Smita Narendra Madhavi",
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    },
    "Registration_No": "1376/2024"
  },
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},
{
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    "label": "Commencement Certificate"
  },
  "inputs": {
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      "value": "Maharashtra_State_Road_Development_Corporation_Limited_",
      "label": "Maharashtra State Road Development Corporation Limited "
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MSRDC / SPA / ITP-3 / CC / 2020 / 502"
  },
  "isHardCopy": false,
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  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Sat Mar 23 2024 12:08:04 GMT+0530 (India Standard Time)"
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    "label": "RERA Certificate"
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P52000049669"
  },
  "isHardCopy": false,
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  "path": "cases/65fac79c5ca1625e50585cff/
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  "id": "579473",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Sat Mar 23 2024 12:08:59 GMT+0530 (India Standard Time)"
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"createdBy": "60b7177d2ffdf65bcd65882a",
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    "description": "Create Lead",
    "datetime": "Wed Mar 20 2024 16:55:16 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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    "name": "Mr. Narendra Ganpat Madhavi",
    "phone": "9967654720",
    "ownershipShare": "",
    "email": "",
    "id": "902764"
  },
  {
    "name": "Mrs. Smita Narendra Madhavi",
    "phone": "",
    "email": ""
  }
]
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    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "921078",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "438",
  "squareMeterArea": "40.69",
  "docFinalBuiltUp": "481.8",
  "docFinalBuiltUpSquareMeter": "44.759",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
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  "expectedPrice": "5690000",
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"builtUpExpectedRate": "12616.41",
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  "expectedRate": "13013.70",
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  "expectedRate": "12728.82",
  "builtUpExpectedRate": "11571.66",
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