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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b942312bd",
    "firstName": "Swarup",
    "email": "1racpcghatkopar.sanctions@sbi.co.in",
    "mobileNo": "-",
    "workMobileNo": "8668951779",
    "lastName": " Shivane"
  },
  "fees": {
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"organization": {
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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": "5fc6c33c74d12c494856b7f7",
  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {

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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
  "workWithDocumentMaker": ""
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  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
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  "email": "nitesh.khedekar@vastukala.org",
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"lastName": "Khedekar",
"mobileNo": "8369040652",
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"role": "VALUER",
"firstName": "Manoj",
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"lastName": "Chalikwar",
"mobileNo": "9819597579",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "India",
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  "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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  "status": true,
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  "label": false
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  "value": "Malad (East), Mumbai",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "north": "BMC Hospital",
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  "south": "Om Jai Ambika Building",
  "east": "Navjeevan Heights Society"
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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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    "west": "",
    "south": "",
    "east": ""
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "As per Approved Plan, the composition of flat will be 3
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Bedrooms + Living Room + Kitchen + 3 Toilets. ",
  "dateOfIssuanceApprovePlan": "Copy of Approved Building Plan Document No.P - 8092 /
2021 (21A / 1A / AND OTHER) / P / N / WARD / PAHADI GOREGAON - E / Dated
19.12.2023 issued by Municipal Corporation of Greater Mumbai",
  "approvePlanVerified": "N.A., Building is under construction",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "At the time of visit, builder has not allowed for Internal site inspection,
measurement & Photographs of the property. Details about the work progress status
has been provided by Sales Person - Mr. Mukesh Patel (Contact No. 9975713757).",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "122730",
  "landRate": "50430",
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  "squareMeterGuideLineRate": "135003.00",
  "squareFeetGuideLineRate": "12542.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "135003.00",
  "squareFeetGuideLineRate": "12542.00"
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  "propertyOccupiedByList": {
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"meterCardHolderName": "Details not available",
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"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Proposed Along with One Car Parking Space",
  "constructionWorkStatus": {
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"date": "",
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building Under Construction"
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  "label": "Proposed Standard"
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"structuralSafety": {
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  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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  "label": "Proposed, Yes"
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"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"systemOfAirConditioning": {
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"label": "Building Under Construction"
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"provisionOfFirefighting": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "18",
"flatFloorNo": "18",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
"area": "894.30",
"areaType": "Built Up",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65facc355ca1625e50587515/
routeMap_1711185930090_Image.png",
    "routeLat": "19.178147",
    "routeLng": "72.850639",
    "stationName": "Malad",
    "routeDistance": "1.5 Km."
  },
  "finalLatLng": {
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "c3xi88",
      "name": "c3xi88",
      "image": "cases/65facc355ca1625e50587515/
routeMap_1711185874208_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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"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": "17073000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "17073000.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Tue Mar 26 2024 16:09:06 GMT+0530 (India Standard Time)",
  "number": "2305739",
  "dayCount": "17",
  "monthCount": "487",
  "generatedBy": "60092304a16fab0f2af9b0c2"
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"ownerPhoneNo": "0000000000",
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Nileshkumar"
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    "label": "Document No"
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  "Document_No": "P51800047686"
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PAHADI GOREGAON - E / "
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    "filename": "1711429279903_Final_Drawing_Geeta_Bhavan.pdf",
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Village - Pahadi Goregaon , Municipality Ward No. P/N Ward, Malad (East), Mumbai,
Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 097, State -
Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Mukesh Patel",
"email": "",
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Other			
Composition :			
<hr/>			