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{
  "typeOfReport": {
    "label": "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": {
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And
Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
  },
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  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "662b88c88fac276294a8cc78",
    "firstName": "Neha",
    "lastName": "Sharma",
    "mobileNo": "",
    "workMobileNo": "7065202392",
    "email": "racpc.sion@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "5000000",
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"discussWithPerson": "Neha",
"expectedFees": 2500,
"quotedAmount": "2500"
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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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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "5fc6c33c74d12c494856b9f4",
  "branchCode": "000215",
  "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": "",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
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  "value": "Residential"
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"zoneName": "Mumbai (Metro) & Maharashtra"
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    "_id": "60b7177d2ffdf65bcd65882a",
    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
    "workWithDocumentMaker": "",
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  "siteEngineer": {
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    "_id": "640c34384dda382753e651f2",
    "role": "SITEENGINEER",
    "firstName": "Prashant ",
    "email": "kasarprashant121@gmail.com",
    "lastName": "Kasar",
    "mobileNo": "9892524464",
    "designation": "",
    "shortName": "PK",
    "workWithDocumentMaker": "",
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  "rateVerifier": {
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    "_id": "64cde526dc9f3034f3fefa49",
    "role": "FRONTDESK",
    "firstName": "Rashmi",
    "email": "rashmijadhav14feb@gmail.com",
    "lastName": "Jadhav",
    "mobileNo": "7738144625",
    "designation": "Back Office Coordination",
    "shortName": "RJ",
    "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "maker": {
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"type": "EMPLOYEE",
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  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
  "mobileNo": "9529385821",
  "designation": "",
  "shortName": "PR",
  "workWithDocumentMaker": "60f9147bf3dd69653a591e8c",
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  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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      {
        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
    ]
  },
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  "_id": "6084131a13f01f158c6ea1f3",
  "PANNo": "AEAPC7114Q",
  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
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  "longitude": "73.22675324552114"
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    {
      "dateTime": "26/04/2024 12:00 am"
    }
  ]
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"visitedDate": [
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    "status": "COMPLETED",
    "dateTime": "2024-04-27",
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    }
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "value": "Maharashtra",
    "label": true
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    "value": "Country - India",
    "label": false
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    "key": "village",
    "value": "Belavali",
    "label": true
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    "label": false
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  "value": "Thane ",
  "label": true
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  "value": "Badlapur",
  "label": false
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  "label": true
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  "value": "Ambernath ",
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  "label": true
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  "key": "street1",
  "value": "Near Old Petrol Pump ",
  "label": false
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  "key": "street2",
  "value": "Karjat Road",
  "label": false
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"landmark": {
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  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "B",
  "label": true
},
"projectName": {
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "50",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "601",
  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  }
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "External site visit only"
  },
  "doors": {
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    "label": "External site visit only"
  },
  "windows": {
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  },
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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": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Kulgaon_Badlapur_Municipal_Council",
    "label": "Kulgaon Badlapur Municipal Council"
  }
}
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"whetherCoveredUnderAnyState": {
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  "west": "Open Plot ",
  "south": "Precious Harmony ",
  "east": "Railway Track "
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"asPerDocumentAgreement": {
  "north": "Details not available ",
  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "Internal visit was not allowed at site. As per Sale plan, the
composition of Flat is 1 Bedroom + Living Room + Kitchen + W.C + Bath.",
"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": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {

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"remark": "As per request from State Bank of India, RACPC Sion Branch, our engineer visited the property but internal visit was not allowed hence the report is based on external site visit & documents provided by Bank.\n",

"depreciationPercentage": "10.5",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "5737.5",
"depreciatedBuildingRate": "2237.5"

},

"igrRate": {
"propertyName": "Residential Flat",
"rate": "52700",
"landRate": "10950",
"igrImage": "cases/662b8ab70bcf3e5f5e52de5d/igr_1714468650701_Image.png",
"squareMeterGuideLineRate": "55335.00",
"squareFeetGuideLineRate": "5141.00"

},

"igrFinalRate": {
"floorRatePercentage": "5",
"depreciationPercentage": "93",
"rate": "4852.00",
"squareFeetGuideLineRate": "4852.00",
"squareMeterGuideLineRate": "52228.00"

},

"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
"label": "Medium"

},

"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"

},

"propertyOccupiedByList": {
"value": "External_Site_Visit_Only",
"label": "External Site Visit Only"

},

"monthlyRent": "N.A",
"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 KBMC norms ",
"tenantName": "",

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"maintenanceOfFlat": "External visit done only "
},
"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "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": {
    "date": "1",
    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
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  "planningArea": {
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    "label": "Residential"
  },
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
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"label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "564.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
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    "routeMapImg": "cases/662b8ab70bcf3e5f5e52de5d/
routeMap_1714468622056_Image.png",
    "routeLat": "19.176025",
    "routeLng": "73.22647019176025",
    "stationName": "Badlapur",
    "routeDistance": "2.7 Km. "
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latlng": true,
    "finallatlng": true
  },
  "locationMapImg": [
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      "id": "nyvwj",
      "name": "nyvwj",
      "image": "cases/662b8ab70bcf3e5f5e52de5d/
routeMap_1714468462634_Image.png"
    }
  ],
  "valuation": {
    "wardrobesRate": "0",
    "totalwardrobesRate": "0",
    "wardrobesQty": "0",
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    "totalkitchenArrangementsRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "2696860.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "2696860.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Tue Apr 30 2024 15:35:25 GMT+0530 (India Standard Time)",
  "number": "2306132",
  "dayCount": "2",
  "monthCount": "271",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
  "status": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerName": "Mr. Ananda Maruti Patil & Mrs. Swapnali Ananda Patil",
"ownerPhoneNo": "0000000000",
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Badlapur East ",
"remark": "NPA Account ",
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    "label": "Promoter"
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  "Promoter": "M/s. Vasani Enterprises",
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    "label": "Purchasers"
  },
  "Purchasers": "Mr. Ananda Maruti Patil & Mrs. Swapnali Ananda Patil ",
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    "label": "No"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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      "label": "Kulgaon Badlapur Municipal Council"
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    "number": {
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    "datetime": "Fri Apr 26 2024 16:36:31 GMT+0530 (India Standard Time)"
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    "phone": "0000000000",
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    "label": "Square Feet"
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  "totalAreaDocument": "470",
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Other			
Composition :			