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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
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  },
  "purposeOfValuation": {
    "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"
  },
  "masterTypeOfPurpose": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "642bc7ca91d7c62df1188fd0",
    "firstName": "kanchan",
    "lastName": "ghuge",
    "mobileNo": "",
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    "email": ""
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  "fees": {
    "type": "fixed",
    "propertyValue": ""
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"discussWithPerson": "",
"expectedFees": null,
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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",
  "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": "FRONTDESK",
    "firstName": "Rashmi",
    "email": "rashmijadhav14feb@gmail.com",
    "lastName": "Jadhav",
    "mobileNo": "7738144625",
    "shortName": "RJ",
    "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
    "profilePhoto": "users/64cde526dc9f3034f3fefa49/
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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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    "_id": "60eeaeddf3dd69653a581316",
    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Shyam",
    "email": "shyam@vastukala.org",
    "lastName": "Kajvilkar",
    "mobileNo": "9765074720",
    "designation": "",
    "shortName": "SK",
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"firstName": "Jayaraja",
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  "mobileNo": "9765074720",
  "designation": "",
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    "valuersRegistrationNumber": [
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        "label": "Wealth Tax"
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    ]
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  {
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    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
    "registrationNo": [
      {
        "title": {
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    "label": "Wealth Tax"
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  "label": "BANK"
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  "longitude": " 73.155028"
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      "dateTime": "2024-05-15",
      "remark": "MANUAL_IN_TASK"
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    "key": "state",
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    "key": "country",
    "value": "India",
    "label": false
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    "value": "Kewale",
    "label": true
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    "label": false
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  "value": "",
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Panvel",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
},
"wing": {
  "status": true,
  "name": "Wing",
  "key": "wing",
  "value": "D",
  "label": true
},
"projectName": {
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "key": "suburb",
  "value": "New Panvel",
  "label": false
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    "label": "R.C.C. slab"
  }
},
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"finishing": {
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  "populationGroupList": {
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    "label": "Semi Urban"
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  "townplanApprovedByList": {
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    "label": "Gram Panchayat Kewale"
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  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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"east": "Internal Road /Panvel Pride"
},
"asPerDocumentAgreement": {
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    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "As per Agreement Sale Plan, the composition of flat is 1
Bedroom + Living Room + Kitchen + WC + Bath + Terrace (i.e. 1BHK). Internal
inspection not allowed hence, our report is based on external site visit and documents
provided by the bank.",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not
verified.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
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visit and documents provided by the bank.",
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  "depreciatedCostOfConstruction": "5512.5",
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"igrRate": {
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  "rate": "44800",
  "landRate": "3950",
  "igrImage": "cases/6644470f209fc45bb65082fa/igr_1715770212801_Image.png",
  "squareMeterGuideLineRate": "44800.00",
  "squareFeetGuideLineRate": "4162.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "87",
  "rate": "3669.00",
  "squareFeetGuideLineRate": "3669.00",
  "squareMeterGuideLineRate": "39490.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
  },
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  "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 local norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2011",
    "fullDate": "1/1/2011"
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  "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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  "typeOfFoundation": {
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    "label": "R.C.C. Foundation"
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  "label": "Information Not Available"
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  "label": "Standard"
},
"structuralSafety": {
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  "label": "Information Not Available"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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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": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "0",
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},
"visibleDamageInBuilding": {
  "value": "0",
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"systemOfAirConditioning": {
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"label": "No"
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"provisionOfFirefighting": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "47",
"ageOfBuilding": "13",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "535.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "routeMapImg": "cases/6644470f209fc45bb65082fa/
routeMap_1715772226405_Image.png",
  "routeLat": "19.022694",
  "routeLng": "73.155333",
  "stationName": "Panvel Junction",
  "routeDistance": "6 km."
},
"finalLatLng": {
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"coordinates": [
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  null
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"type": "Point"
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"showLocation": {
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  "finallatlng": true
},
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  {
    "id": "mvl9kb",
    "name": "mvl9kb",
    "image": "cases/6644470f209fc45bb65082fa/
routeMap_1715771994031_Image.png"
  }
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},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"finalValue": "2458798.00"
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"outward": {
  "status": true,
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  "date": "Thu May 16 2024 11:52:50 GMT+0530 (India Standard Time)",
  "number": "2306328",
  "dayCount": "3",
  "monthCount": "188",
  "generatedBy": "60eeaeddf3dd69653a581316"
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"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. 104, 1st Floor, Wing - D, Fortune Symphony Co-op.
Hsg. Soc. Ltd., Plot No. 1 to 5 & 10 to 13, Murbhe Road, Village - Kewale, New Panvel,
Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, India",
"remark": "",
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  "inputs": {
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"from": {
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"Seller": "Ms. Meenakshi Gorakhnath Pol",
"to": {
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  "label": "Purchaser"
},
"Purchaser": "Mr. Devendra Rajdev Yadav",
"number": {
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  "label": "Registration No"
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    "label": "Commencement Certificate"
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      "label": "Gram Panchayar Kewale"
    },
    "number": {
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      "label": "No"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed May 15 2024 10:54:31 GMT+0530 (India Standard Time)"
  }
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"owners": [
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    "name": "Mr. Devendra Rajdev Yadav",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "306737"
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      "label": "Square Feet"
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"percentage": ""
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"builtUpArea": {
"area": "742.80",
"squareMeterArea": "69.01",
"expectedRate": "4711.90",
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Other Composition :			