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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "value": "Non_SARFAESI"
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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": "62789cf4b0d7f32a7ac19e1c",
    "firstName": "Naman Agarwal",
    "lastName": "Agarwal",
    "mobileNo": "",
    "email": "naman.agarwal@sbi.co.in",
    "workMobileNo": "9160388615"
  },
  "fees": {
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    "expectedFees": null,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "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": {
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  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai
samachar marg Fort."
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
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},
"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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"maker": {
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  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
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          "label": "Registered Valuer"
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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          "_id": "60af80072ffdf65bcd658651",
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"fatherName": "Baburao"
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  "value": "BANK"
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      "dateTime": "2024-06-06",
      "remark": "MANUAL_IN_TASK"
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    "label": false
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  "label": true
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  "value": "Navi Mumbai",
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
  "status": true,
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  "value": "D, Lilac ",
  "label": true
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": true
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"label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
    "value": "Proposed_Teak_wood_door_frame_with_flush_doors",
    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
    "value": "Proposed_Powder_coated_aluminium_sliding_windows",
    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
  },
  "finishing": {
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    "label": "Proposed Cement Plastering"
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"label": "Panvel Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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"asPerActualAgreement": {
"north": "Turbhe Rohinjan Road ",
"west": "Pisarve Road ",
"south": "Under Construction Building ",
"east": "Under Construction Building "
},
"asPerDocumentAgreement": {
"north": "Rohinjan to Turbhe Village Road",
"west": "Survey No. 24A, Hissa No. 8/A",
"south": "Survey No. 20, Hissa No. 0",
"east": "Survey No. 24A, Hissa No. 4"
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"unitBoundaries": {
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"north": "",
"west": "",
"south": "",
"east": ""
},
"asPerDocument": {
"north": "",
"west": "",
"south": "",
"east": ""
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"setDisplay": false,
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"whichTheLocalityIsServed": {
"buses": {
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    "taxies": {
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    "auto": {
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    "privateCars": {
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    }
  },
  "extraDetailOfProperty": "As per site information, the composition of Flat will be 2
Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. 2 BHK + 2 Toilets)",
  "dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and
not verified.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "13500.00",
  "depreciatedBuildingRate": "2800"
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"igrRate": {
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  "rate": "56400",
  "landRate": "7380",
  "igrImage": "cases/665edebc59496f15880f2f27/igr_1717586818355_Image.png",
  "squareMeterGuideLineRate": "62040.00",
  "squareFeetGuideLineRate": "5764.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
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  "squareFeetGuideLineRate": "5764.00"
}
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"outgoingDetail": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
  },
  "monthlyRent": "20,000/- (Expected rental income per month after completion\n of
construction works)",
  "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": "Details not available ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  }
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"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"carParking": "Proposed One Stilt Car Parking Space ",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
},
"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
},
"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
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"label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
}
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "18",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "662.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/665edebc59496f15880f2f27/
routeMap_1717762982020_Image.png",
    "routeLat": "19.092866",
    "routeLng": "73.079747",
    "stationName": "Taloja Panchanand ",
    "routeDistance": "2.4 Km. "
  },
  "finalLatLng": {
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
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  }  
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},
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"valuation": {  
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  "showcasesQty": "0",  
  "showcasesRate": "0",  
  "totalshowcasesRate": "0",  
  "kitchenArrangementsQty": "0",  
  "kitchenArrangementsRate": "0",  
  "totalkitchenArrangementsRate": "0",  
  "superfineFinishQty": "0",  
  "superfineFinishRate": "0",  
  "totalsuperfineFinishRate": "0",  
  "interiorDecorationsQty": "0",  
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  "totalinteriorDecorationsRate": "0",  
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  "potentialValueQty": "0",  
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"rateVerify": {  
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    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
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    "status": true
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  "fullBuildingRcc": {
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  "label": "Window",
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  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "status": true
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "12308.00"
  },
  "saleableRateRange": {
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    "max": "9468.00"
  }
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},
"detailsOfValuation": {
  "presentValueOfFlat": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "status": true,
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"ownerPhoneNo": "0000000000",
"appAddress": "Flat no D-1808,18Floor,D-wing,Lilac Building, Mahavir Exotique Phase
II,Rohinjan Village,Parvel ",
"remark": "Builders Contact No \nPrashant Mane +91 70458 54147\nLalita +91 84510
62019",
"documents": [
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      "label": "Draft Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Mahaavir Superstructures Pvt. Ltd. ",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Abdhesh Kumar & Mrs. Divya Mallick "
    }
  },

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      "label": "Panvel Municipal Corporation"
    },
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    "number": {
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    },
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  },
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
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"createdAt": "Fri Jun 07 2024 17:01:02 GMT+0530 (India Standard Time)"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jun 04 2024 15:00:36 GMT+0530 (India Standard Time)"
  }
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    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "548191"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Abdhesh Kumar & Mrs. Divya Mallick ",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
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"siteInspection": [],
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    "label": "Square Feet"
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  "totalAreaDocument": "602",
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  "docFinalBuiltUp": "662.2",
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  "docFinalSaleableSquareMeter": "0"
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    "builtUpArea": {
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    "percentage": ""
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