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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  },
  "purposeOfValuation": {
    "value": "Housing_Loan",
    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "665fec420cceba15c44cd8b6"
    },
    "firstName": "Preetam ",
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    "_id": "665fec420cceba15c44cd8b8",
    "lastName": "Pingale",
    "mobileNo": "",
    "workMobileNo": "9920439864",
    "email": "pinglepm@svcbank.com"
  },
  "fees": {
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    "expectedFees": null,
    "quotedAmount": ""
  },
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
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  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "665fec420cceba15c44cd8b6",
  "name": "Sanpada Branch",
  "branchCode": "",
  "mobileNo": "02227811791",
  "alternateMobileNo": "",
  "email": "pinglepm@svcbank.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No 1, Bhumiraj Manor CHSL, Plot No 3, Sector 14, Sanpada (East)
Navi MUmbai 400705"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "zoneName": "PAN INDIA"
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"type": "EMPLOYEE",
  "_id": "656aa949cebbe1714411d21b",
  "role": "FRONTDESK",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddedd82"
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_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": "60092304a16fab0f2af9b0c2",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
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  "designation": "",
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"workWithDocumentMaker": "",
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  "lastName": "Khedekar",
  "shortName": "NK",
  "email": "nitesh.khedekar@vastukala.org",
  "designation": "",
  "mobileNo": "8369040652",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": ""
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        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
        },
        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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    }
  }
]
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    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
  }
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
"clientType": {
  "value": "BANK",
  "label": "BANK"
},
"location": {
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  "longitude": "73.0083160797945"
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  "coordinates": [
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"siteVisit": {
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"siteVisitStatus": true,
"schedule": [],
"visitedDate": [
  {
    "status": "COMPLETED",
    "dateTime": "2024-07-23",
    "remark": "MANUAL_IN_TASK"
  }
]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
    "status": true,
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "name": "Village",
    "key": "village",
    "value": "Koparkhairane",
    "label": true
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    "label": false
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  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
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  "name": "City",
  "key": "city",
  "value": "",
  "label": false
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"tahasilNo": {
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Thane",
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"plotNo": {
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  "name": "Plot No.",
  "key": "plotNo",
  "value": "02",
  "label": true
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"buildingName": {
  "status": true,
  "name": "Building Name",
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"key": "buildingName",
"value": "Trimurti Owners Association ",
"label": false
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  "value": "1",
  "label": true
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  "label": false
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  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "Apartment No. SS - IIA / 164",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "label": false
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"label": false
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
},
"flooring": {
"value": "VerifiedTileFlooring",
"label": "Vitrified Tile Flooring"
},
"doors": {
"value": "Teak_Wood_Door_frame_with_Solid_flush_door",
"label": "Teak Wood Door frame with Solid flush door"
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"windows": {
"value": "Aluminium_Sliding_Windows_with_window_grills",
"label": "Aluminium Sliding Windows with window grills"
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"fittings": {
"value":
"Concealed_plumbing_with_C.P._fittings._Casting_Capping_Electrical_wiring",
"label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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"finishing": {
"value": "Cement_Plastering",
"label": "Cement Plastering"
}
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"general": {
"ownership": {
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},
"populationGroupList": {
"value": "Urban",
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},
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  "value": "NMMC",
  "label": "Navi Mumbai Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
  "north": "Apartment No. 165",
  "west": "Road",
  "south": "Apartment No. 159 & 160",
  "east": "Apartment No. 163"
},
"asPerDocumentAgreement": {
  "north": "Core Unit No. SS - II / 165",
  "west": "Open Space",
  "south": "Core Unit No. SS - II / 159",
  "east": "Core Unit No. SS - II / 163"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  }
}
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    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "As per Site Inspection, the composition of Residential Apartment is mentioned below:\nGround Floor - Living Room + Kitchen + Toilet\n\nFirst Floor - Living Room + Kitchen + Toilet + Cupboard Area\n\nSecond Floor - Living Room + Kitchen + Toilet + Passage. \n",
  "dateOfIssusApprovePlan": "Copy of Approved Plan Document No. NRV / A - 21524 / 5890 dated 03.09.2016 issued by Navi Mumbai Municipal Corporation",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "There are derivations mentioned in the remarks",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per Approved Plan , the property is Ground + 1 upper Floor + Terrace only. But as per site inspection, Terrace Area covered & converted into Living room + Kitchen + Toilet with A.C. Sheet roofing. At present, the property is of Ground + 2 upper Floors. Construction permission for the 2nd floor is not provided, hence same is not considered for the valuation purpose. For the purpose of Valuation, we have considered area as per Agreement for Sale only.",
  "depreciationPercentage": "12",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "14164",
  "depreciatedBuildingRate": "2464"
},
"igrRate": {
  "propertyName": "Residential ",
  "rate": "110500.00",
  "landRate": "43800",
  "igrImage": "cases/669a51212abbb93f33e99f37/igr_1721715750779_Image.png",
  "squareMeterGuideLineRate": "110500.00",
  "squareFeetGuideLineRate": "10266.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "91",
  "rate": "9708.00",

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"squareFeetGuideLineRate": "9708.00",
"squareMeterGuideLineRate": "104497.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "8,500/- Expected rental income per month",
  "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 NMMC norms",
  "tenantName": "Details not available",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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"label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "No",
  "label": "No"
},
"carParking": "Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2016",
  "fullDate": "1/1/2016"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Average",
  "label": "Average"
},
"structuralSafety": {
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"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
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  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": ""
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/669a51212abbb93f33e99f37/
routeMap_1721722124907_Image.png",
    "routeLat": "19.108478",
    "routeLng": "73.006304",
    "stationName": "Kopar Khairane",
    "routeDistance": "800 Mt."
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "knass",
      "name": "knass",
      "image": "cases/669a51212abbb93f33e99f37/
routeMap_1721722035114_Image.png"
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    }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "4036740.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "4036740.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
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"PRINT": false,
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"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"ownerPhoneNo": "7977798302",
"fullAddress": "Residential Flat No. Apartment No. SS - IIA / 164, Ground Floor,
Trimurti Owners Association , Plot No. 02, Sector 1, Village - Koparkhairane, Navi
Mumbai, Taluka - Thane, District - Thane, PIN Code - 400 709, State - Maharashtra,
India",
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        "label": "No"
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      "label": "Navi Mumbai Municipal Corporation."
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      "label": "Document No"
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"caseHistory": [
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    "title": "Create Lead",
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    "datetime": "Fri Jul 19 2024 17:12:25 GMT+0530 (India Standard Time)"
  }
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"owners": [
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    "phone": "7977798302",
    "ownershipShare": "",
    "email": "",
    "id": "496659"
  }
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"proposePurchasers": [],
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"composition": [],
"otherComposition": [],
"externalReport": [],
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      "label": "Square Feet"
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"docFinalBuiltUpSquareMeter": "0.00",
"docSaleablePercentage": "",
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  "floor": "",
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  "expectedRate": "16571.43",
  "builtUpExpectedRate": "13809.52",
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  "id": "190567"
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    "orientation": "portrait"
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```

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    "orientation": "portrait"
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}
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      "orientation": "portrait"
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      "status": false,
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "path": "cases/669a51212abbb93f33e99f37/externallmg_r_1721706909796_TimePhoto_20240722_124233.jpg",
      "orientation": "landscape"
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  "orientation": "landscape"
}
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  },
  {
    "originalname": "cc.jpg",
    "filename": "1721726839791_cc.jpg",
    "path": "cases/669a51212abbb93f33e99f37/
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    "size": "130292",
    "createdAt": "Tue Jul 23 2024 14:57:19 GMT+0530 (India Standard Time)",
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  }
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      "firstName": "Nitesh",
      "lastName": "Khedekar",
      "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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    "status": true,
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"email": "",
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"isUrgent": "false",
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"proposePurchaserName": "",
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"buildingServicesRate": "2800",
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"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 285.00",
"flatRate": "14500",
"landOtherRate": "11700",
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"siteVisitDate": "2024-07-23",
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    "value": "Free_Hold"
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"carpetTotal": "0",
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Sq. Ft. = 109.00\nTotal Built up Area in Sq. Ft. = 285.00\n(Area as per Agreement for
Sale)",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area as per Actual Site Measurement in Sq. Ft.
are as mentioned below:\nGround Floor = 189.00 Sq. Ft.\nFirst Floor = 184.00 Sq. Ft.
\nSecond Floor = 188.00 Sq. Ft.\nTotal Carpet Area in Sq. Ft. = 561.00",
"toBeAdded": ""
}

```

Name	Length	Width	Total
Composition :			
Other Composition :			