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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@sbi.co.in"
  },
  "fees": {
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    "expectedFees": null,
    "quotedAmount": "2500"
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"organization": {
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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"
},
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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "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": "",
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  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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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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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"maker": {
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        "label": "Registered Valuer"
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  },
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  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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  "registrationNo": [
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      "title": {
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      "number": "IBBI/RV/07/2018/10366"
    }
  ],
  {
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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    "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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  "value": "BANK"
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  "longitude": "73.08361100234092"
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"siteVisit": {
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  ],
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    {
      "status": "COMPLETED",
      "dateTime": "2024-09-23",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
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    "key": "country",
    "value": "India",
    "label": false
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  "value": "Raigad",
  "label": true
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  "key": "city",
  "value": "Navi Mumbai",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "name": "Taluka",
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  "value": "Panvel",
  "label": true
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"value": "2",
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  "label": false
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  "key": "selectArea",
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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  "key": "suburb",
  "value": "Bamandongri",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "External site visit only"
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"whetherCoveredUnderAnyState": {
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"north": "Building No. E1-17",
"west": "Garden",
"south": "Building No. 28",
"east": "Building No. EA24"
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"asPerDocumentAgreement": {
"north": "30 Mtr. Wide Road (As per\nRERA)",
"west": "30 Mtr. Wide Road (As per\nRERA)",
"south": "Channel (As per RERA)",
"east": "30 Mtr. Wide Proposed Road\n(As per RERA)"
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"unitBoundaries": {
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"north": "External sit visit only",
"east": "External sit visit only",
"south": "External sit visit only",
"west": "External sit visit only"
},
"asPerDocument": {
"north": "Information not available",
"east": "Information not available",
"south": "Information not available",
"west": "Information not available"
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"setDisplay": true,
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},
"whichTheLocalityIsServed": {
"buses": {
"title": "Buses"
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    "auto": {
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    "privateCars": {
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    }
  },
  "extraDetailOfProperty": "As per RERA, The composition of flat is 1 Bedroom +
  Living Room + Kitchen + Bath + W.C. (1 BHK Flat)",
  "dateOfIssusApprovePlan": "The property is constructed by CIDCO. As CIDCO itself
  is planning authority. Building construction permission is assumed to be available.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "1)\tAs per site information building is just completed, internal site
  inspection, photographs, measurement not allowed. <br />\n\n2)\tOur report is based
  on CIDCO Allotment Letter provided to us and information collected from security
  person. \n",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "82500",
  "landRate": "21060",
  "igrImage": "cases/66eea088364a0f4dac13b52a/igr_1727242604177_Image.png",
  "squareMeterGuideLineRate": "82500.00",
  "squareFeetGuideLineRate": "7665.00"
},
"igrFinalRate": {
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"depreciationPercentage": "0",
"rate": "82500.00",
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "8,500/- (Expected rental income per month)\n",
  "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 CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonry"
  }
},
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
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},
"carParking": "Covered Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
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  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"structuralSafety": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"maintenanceIssues": {
  "value": "New_Building",
  "label": "New Building"
},
"visibleDamageInBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
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    "value": "as_per_site_information",
    "label": "As per site information"
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  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "60",
  "ageOfBuilding": "0",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "14",
  "flatFloorNo": "4",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "325.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66eea088364a0f4dac13b52a/
routeMap_1727249060705_Image.png",
    "routeLat": "18.976023",
    "routeLng": "73.022833",
    "stationName": "Bamandongri",
    "routeDistance": "700m",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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"locationMapImg": [
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{
  "id": "c917m",
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  "image": "cases/66eea088364a0f4dac13b52a/
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}
],
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"compositionImages": []
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  "isEditable": true
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"isExternalReport": false,
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"paymentStatus": "PENDING",
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"ownerName": "Vivek Dattatray Kale",
"ownerPhoneNo": "9821173243",
"appAddress": "Flat no. 3, 4th Floor, EA22, Sector - 6, Plot no. 2, Ulwe, Navi Mumbai ",
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    "inputs": {
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        "label": "Owner"
      },
      "Owner": "City and Industrial Development Corporation Of Maharashtra Limited.",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Vivek Dattatray Kale"
    },
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24.12.2020 issued by CIDCO"
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    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " P52000028209"
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}
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"caseNumber": "011381",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "303851",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Sep 21 2024 16:01:36 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Vivek Dattatray Kale",
    "phone": "9821173243",
    "ownershipShare": "",
    "email": "",
    "id": "322865"
  }
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    "docSaleablePercentage": "",
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"email": "",
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"ownershipShare": "",
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"finalCarpetConvertToBuiltUpPer": "10",
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"flatRate": "11500",
"landOtherRate": "8900",
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Name	Length	Width	Total
Composition :			
Other Composition :			