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{
  "typeOfReport": {
    "label": "Single Flat",
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  "reportInformation": {
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    "RVDSValues": 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": "5fc6c33c74d12c494856bb50"
    },
    "firstName": "Rupesh",
    "type": "CREDITOFFICER",
    "_id": "658679075b664a64c315b2b3",
    "lastName": "Juvekar",
    "mobileNo": "",
    "workMobileNo": "8169226574",
    "email": "sbi.08586@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "3900000",
    "discussWithPerson": "Rupesh",
    "expectedFees": 1950,
    "quotedAmount": ""
  },
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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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  "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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  "branchCode": "000346",
  "type": "BRANCH",
  "name": "Madam Cama Road Branch Mumbai",
  "email": "sbi.30203@sbi.co.in",
  "mobileNo": "1800 4253800",
  "alternateMobileNo": "",
  "address": "Ground Floor State Bank Annexe Madam Kama Road, Nariman Point,
Mumbai, Maharashtra 400021",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Shantilal",
  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62727444afd7d55eddee092c/
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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": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"email": "shobha@vastukala.org",
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{
"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
"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": [
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"title": {
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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"title": {
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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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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
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  "value": "BANK"
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  "longitude": "73.11153419894758"
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      "dateTime": "2024-09-27",
      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2024-09-27",
      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "underConstruction": false
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"address": {
  "state": {
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    "label": true
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  "country": {
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    "value": "India",
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  "village": {
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"key": "village",
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"floorNo": {
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  "key": "floorNo",
  "value": "13",
  "label": false
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  "value": "",
  "label": true
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  "value": "Raigad",
  "label": true
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  "value": "Navi Mumbai",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Panvel",
  "label": true
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  "key": "buildingName",
  "value": "Imperial Tower - I",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "name": "Street 1",
  "key": "street1",
  "value": "Taloja, Phase II",
  "label": false
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  "key": "street2",
  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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  "name": "Wing",
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"value": "B",
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
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  "key": "newSurveyNumber",
  "value": "2/1/1",
  "label": true
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  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
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  "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"
  },
  "windows": {
    "value": "Proposed_Powder_coated_aluminium_sliding_windows",
    "label": "Proposed Powder coated aluminium sliding windows"
  },
  "fittings": {
    "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Proposed_Electrical_wiring_with_Concealed.",
    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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    "label": "Building Under Construction"
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}
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"general": {
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  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Panvel Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Open Land",
    "west": "Siddhivinayak Riddhima",
    "south": "Rudra Krishtina & Ghotcamp Koynavele Road",
    "east": "Open Land"
  },
  "asPerDocumentAgreement": {
    "north": "Survey No. 1 (As per RERA)",
    "west": "Survey No. 1 (As per RERA)",
    "south": "18 Mtr. Wide DP Road (As per RERA)",
    "east": "Survey No. 212, Hissa No. 2 3 (As per RERA)"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "External site visit only",
      "east": "External site visit only",
      "south": "External site visit only",
      "west": "External site visit only"
    },
    "asPerDocument": {
      "north": "Staircase",
      "east": "Marginal Space",
      "south": "Marginal Space",
      "west": "Lobby"
    }
  },
}
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"isDisplay": false,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of residential flat is Living Room + Kitchen + 1 Bedrooms + 2 Toilets (i.e. 1 BHK with 2 Toilets).",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. PMC/NRV/16439/ Outward No. 1070/22 dated 21.04.2023 issued by Panvel Municipal Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As building is under construction internal visit not allowed at site, The details about the property has been provided by Site Person – Mr. Faizan M. (Contact No. 9082370330)",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "45600",
  "landRate": "4490",
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"squareMeterGuideLineRate": "50160.00",
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "45600.00",
  "squareMeterGuideLineRate": "50160.00",
  "squareFeetGuideLineRate": "4660.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "9,000/- (Expected rental income per month after completion of construction works)\n",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per PMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building 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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"value": "R.C.C._slab",
"label": "R.C.C. slab"
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"partitions": {
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"label": "Proposed 6" Thk. Brick Masonery"
},
"waterTank": {
"value": "Proposed_Municipal_Water_Supply",
"label": "Proposed Municipal Water Supply"
},
"pavementLaid": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"carParking": "Proposed Open / Covered Parking Space",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
},
"asthetikLook": {
"value": "Proposed_Plain_Looking",
"label": "Proposed Plain Looking"
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"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2025",
"fullDate": "1/1/2025"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
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"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Good",
"label": "Good"
},
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"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
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"label": "Proposed, Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "13",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "426.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1727515137093_Image.png",
    "routeLat": "19.075532",
    "routeLng": "73.111029",
    "stationName": "Pendhar ",
    "routeDistance": "1.8 km.",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
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},
"finalLatLng": {
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    0
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"type": "Point"
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"showLocation": {
  "latlng": false,
  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "4nvmem",
    "name": "4nvmem",
    "image": "cases/66f42c307d6d262b2ba89dfb/
routeMap_1727514856158_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"ownerPhoneNo": "8689883606",
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"remark": "staff case \n",
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      "label": "Draft Agreement for sale"
    },
    "inputs": {
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      "Promoter": "M/s. A. K. Hitech Realty",
      "to": {
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        "label": "Allottee"
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      "Allottee": "Mr. Ramchandra Appa Sonawane & Mrs. Suchita Ramchandra
Sonawane"
    },
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    "fileName": "document_1727277615028_1727277610579_A_k_HitechIMPERIAL_T
OWERS_IFLAT_NOB1304NEW_CC14NEW_FORMAT.doc"
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"inputs": {
  "documentDate": "30/06/2022",
  "nameOfApprovingAuthority": {
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    "label": "Panvel Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " PMC/TP/Koynavele/2/1/1/21-22/16439/1913/2022"
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      "label": "Maharashtra Real Estate Regulatory Authority"
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    "number": {
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      "label": "No"
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    "No": "P52000047499"
  },
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      "label": "No"
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  "fileName": "document_1728284563169_AMENDED_C_C_DWG.pdf"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Sep 25 2024 20:58:48 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. A. K. Hitech Realty",
    "phone": "8689883606",
    "ownershipShare": "",
    "email": "",
    "id": "218567"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Ramchandra Appa Sonawane",
    "phone": "",
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"email": "",
"ownershipShare": ""
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{
"name": "Mrs. Suchita Ramchandra Sonawane",
"phone": "",
"email": "",
"ownershipShare": ""
}
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"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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    "squareMeterArea": "36.99",
    "expectedRate": "8789.55",
    "percentage": "10"
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  "expectedRate": "9196.19",
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