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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": true,
    "RVDSValues": false,
    "proportionateValue": false
  },
  "leadFrom": {
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    "value": "Direct"
  },
  "purposeOfValuation": {
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    "value": "Housing_Loan"
  },
  "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": "5fc6c33c74d12c494856b80a"
    },
    "firstName": "PRITAM PATEL",
    "type": "CREDITOFFICER",
    "_id": "63d11f65be948726cc14198f",
    "email": "pritam.patel@sbi.co.in",
    "mobileNo": "91-9967629819",
    "workMobileNo": "9967629819",
    "lastName": "Patel"
  },
  "fees": {
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    "expectedFees": 2500,
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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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  "branchCode": "000088",
  "type": "BRANCH",
  "name": "RACPC- Chinchpokli ",
  "email": "sbi.17889@sbi.co.in",
  "mobileNo": "022-23707514",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, Mumbai South Voltas
House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State
- Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - CHINCHPOKALI",
  "fax": "022-23707512 / 13",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"staff": {
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  "firstName": "Shantilal",
  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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},
"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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"maker": {
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  "firstName": "Jayaraja",
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"email": "jayaraja@vastukala.org",
"lastName": "Acharya",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "firstName": "Vaishali",
  "lastName": "Sarmalkar",
  "shortName": "VS",
  "email": "v.sarmalkar@vastukala.org",
  "designation": "",
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  "type": "EMPLOYEE",
  "workWithDocumentMaker": "1"
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "label": "Chartered Engineer"
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      "_id": "60af80072ffdf65bcd658653",
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      "number": "IBBI/RV/07/2018/10366"
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  ],
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\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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  "value": "BANK"
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72.82811128809283,
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      "dateTime": "2024-09-28",
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      "dateTime": "2024-09-28",
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
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    "label": true
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"tahasilNo": {
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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"buildingName": {
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  "key": "buildingName",
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  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "3 - B ",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "The Park",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "name": "Hissa No.",
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
},
"selectNo": {
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  "key": "selectNo",
  "value": "B-1001",
  "label": false
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  "key": "municipalityWardNo",
  "value": "G/South",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "roof": {
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    "label": "R.C.C. slab"
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    "label": "Italian Marble Flooring"
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  "doors": {
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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    "label": "Higher Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
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    "west": "Kamala Mill",
    "south": "Internal Road & Times Tower",
    "east": "Senapati Bapat Marg"
  },
  "asPerDocumentAgreement": {
    "north": "Pandurang Budhkar Marg ",

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    "west": "Boundaries of Victoria Mills",
    "south": "Boundary Walls of Kamala Mills Limited",
    "east": "Senapati Bapat Marg and Parel Central Railway Station"
  },
  "unitBoundaries": {
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      "east": "Marginal Space",
      "south": "Lobby / Lift",
      "west": "Other Wing"
    },
    "asPerDocument": {
      "north": "Marginal Space",
      "east": "Marginal Space",
      "south": "Lobby / Lift",
      "west": "Other Wing"
    },
    "isDisplay": true,
    "title": "Boundaries of The Flat"
  },
  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
    },
    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "+ Dry Area.",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CHE/CTY/1342/GS/
A dated 20.05.2019 issued by Municipal Corporation of Greater Mumbai (MCGM).\n\n",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
}

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},
"compositeRate": {
  "remark": "1. The flat under valuation is sample flat which will be purchased by
proposed purchaser.<br />\n2. The ownership and area of the property is considered
from Draft Agreement / Allotment Letter. <br />\n3. As per Approved Plan there are 6
flats on each floor and Flat No. 4 is matching with Flat No. 1001 at site. As per
discussion with builder they have sub divided entire floor into two wings. <br />\n4. The
Building Lodha Marquise is also known as Wing -3. Wing -3 is sub divided further into 2
wings i.e. Wing A & B. The said flat comes under Wing - 3B. <br />\n5. Name of
Sehgal & Flat No. B 1001 is displayed on main door of the flat. <br />",
  "depreciationPercentage": "7.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "52282.5",
  "depreciatedBuildingRate": "2682.5"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "323420",
  "landRate": "126110",
  "igrImage": "cases/66f69467d531b50db98b3eaf/igr_1727772009445_Image.png",
  "squareMeterGuideLineRate": "339591.00",
  "squareFeetGuideLineRate": "31549.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "95",
  "rate": "30557.00",
  "squareMeterGuideLineRate": "328917.00",
  "squareFeetGuideLineRate": "30557.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "I_Class",
    "label": "I Class"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "monthlyRent": "Rs. 1,60,000/- Expected rental income per month.",
  "assessmentNo": "Information not available",
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"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Sample flat in good condition"
},
"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"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "3 Covered Car Parking Slot",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
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"year": "2019",
"fullDate": "1/1/2019"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
}
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},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "4",
"noOfPodium": "6",
"noOfAmenityFloors": "1",
"noOfFloors": "76",
"flatFloorNo": "10",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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},
"routeMap": {
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routeMap_1727774100895_Image.png",
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    "routeLng": "72.829105",
    "stationName": "Lower Parel",
    "routeDistance": "1.4 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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  ],
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  "status": false
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  "status": false
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  "status": false
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  "label": "External Plastering",
  "floorsCompleted": "",
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  "percentage": "0.00",
  "isHideFloor": false,
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  "status": false
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  "status": false
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  "status": true
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    "orientation": "portrait"
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"compositionImages": [
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/66f69467d531b50db98b3eaf/externallmg_1727773103474_external
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    "status": false,
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66f69467d531b50db98b3eaf/externallmg_1727773116183_external
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66f69467d531b50db98b3eaf/externallmg_1727773116180_external
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    "max": "58600.00"
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  "builtUpRateRange": {
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    "max": "48834.00"
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    "max": "0.00"
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
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"MAKER": false,
"CHECKER": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"isExternalReport": false,
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"empanelmentNo": [
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"paymentStatus": "PENDING",
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"ownerPhoneNo": "9866793758",
"appAddress": "1001\nLodha Marquises \nMumbai ",
"remark": "",
"documents": [
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      "label": "Cost Sheet",
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    "inputs": {
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    }
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  "displayStatus": false,
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{
"documentType": {
"value": "60ae1246aa6d152c1801b2e5",
"label": "Allotment Letter"
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"inputs": {
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"from": {
"value": "Owner",
"label": "Owner"
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"Owner": " Macrotech Developers Limited",
"to": {
"value": "Allottee",
"label": "Allottee"
},
"Allottee": " Vijaykumar Ratnakar Kamble & Anjali V. Kamble"
},
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"document_1727525603629_1727525599157_2248970Allotment_Letter.pdf"
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"label": "Title Investigation Report"
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"inputs": {
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s. legal Associates, Advocates High Court."
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " P51900001339"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "915316",
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  "fileName": "document_1727777584164_Certificate.pdf"
},
{
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    "label": "Commencement Certificate"
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  "inputs": {
    "documentDate": "23/01/2019",
    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " EB/1342/GS/A"
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  "displayStatus": false,
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"fileName": "document_1727779030112_CC3.pdf"
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "20/05/2019",
    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " EB/1342/GSA/OCC/1/New"
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"fileName": "document_1727779114567_Part_OC.pdf"
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    "label": "Approved Building Plan"
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    "nameOfApprovingAuthority": {
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
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  "No": " CHE/CTY/1342/GS/A"
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  {
    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "from": {
        "value": "Company",
        "label": "Company"
      },
      "Company": "Macrotech Developers Limited",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Vijaykumar Ratnakar Kamble & Dr. Anjali V. Kamble"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "698529",
    "path": "cases/66f69467d531b50db98b3eaf/
document_1727959449311_Draft_Agreement_for_Sale.pdf",
    "fileName": "document_1727959449311_Draft_Agreement_for_Sale.pdf"
  }
],
"caseNumber": "011538",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "771817",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Sep 27 2024 16:47:59 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Macrotech Developers Limited",
    "phone": "9866793758",
    "ownershipShare": "",
    "email": ""
  }
]
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"id": "503704"
}
],
"proposePurchasers": [
{
"name": "Vijaykumar Ratnakar Kamble",
"phone": "",
"email": "",
"ownershipShare": ""
},
{
"name": "Dr. Anjali V. Kamble",
"phone": "",
"email": "",
"ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
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"name": "Servent Room",
"length": "7.00",
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"length2": "00",
"width": "4.50",
"width1": "4",
"width2": "6",
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"images": [],
"extraAreas": [],
"finalArea": "31.50"
},
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Living Room",
"length": "27.83",
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"length2": "10",
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"finalArea": "324.72"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "10.00",
  "images": [],
  "extraAreas": [],
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  "measurementType": {
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  "length": "11.08",
  "length1": "11",
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  "width2": "5",
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  "length": "4.92",
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  "width1": "2",
  "width2": "10",
  "totalArea": "13.93"
}
],
"finalArea": "96.13"
},
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "11.42",
  "length1": "11",
  "length2": "5",
  "width": "8.67",
  "width1": "8",
  "width2": "8",
  "totalArea": "98.94",
  "images": [],
  "extraAreas": [],
  "finalArea": "98.94"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "5.50",
  "length1": "5",
  "length2": "6",
  "width": "5.25",
  "width1": "5",
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    "label": "Square Feet"
  }
}
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    "name": "Bedroom",
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    "length": "5.75",
    "length1": "5",
    "length2": "9",
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    "width1": "3",
    "width2": "2",
    "totalArea": "18.21"
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  "length": "",
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  "width2": "5",
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    "label": "Square Feet"
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  "name": "WC",
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      "value": "Carpet"
    },
    "name": {
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      "value": "Dry_Balcony_Area"
    }
  }
]
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      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
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    "docMeasurementType": {
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      "label": "Square Feet"
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    "id": "199362",
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    "docBultupPercentage": "10",
    "docSaleablePercentage": "0",
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  {
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  "percentage": ""
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  "squareMeterArea": "167.23",
  "expectedRate": "48833.33",
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  "id": "700117"
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  "builtUpArea": {
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    "squareMeterArea": "163.60",
    "expectedRate": "43517.89",
    "percentage": "20"
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  "saleableArea": {
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}
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    "orientation": "landscape"
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    "_id": "66f99385d531b50db98c3779",
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    "path": "cases/66f69467d531b50db98b3eaf/
externallmg_1727632261780_1727632258859_image_3.jpeg",
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    "path": "cases/66f69467d531b50db98b3eaf/externallmg_1727773091016_externall
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    "orientation": "portrait"
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59_image_2.jpeg",
    "path": "cases/66f69467d531b50db98b3eaf/externallmg_1727773091016_externall
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mg_1727632261779_1727632258859_image_2.jpeg",
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mg_1727632304985_1727632300394_image_6.jpeg",
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  }
}
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  },
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mg_1727632304986_1727632300394_image_7.jpeg",
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mg_1727632304987_1727632300394_image_8.jpeg",
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mg_1727632305013_1727632300394_image_9.jpeg",
    "orientation": "portrait"
  },
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mg_1727632305040_1727632300394_image_10.jpeg",
    "orientation": "portrait"
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{
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mg_1727632305322_1727632300394_image_16.jpeg",
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Marquise Co-op. Hsg. Soc. Ltd., The Park, Near Shree Simandhar Jain Temple,
Senapati Bapat Marg, Village - Lower Parel Division,, Municipality Ward No. G/South,
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District - Mumbai Main, Lower Parel, Mumbai, PIN - 400 013, State - Maharashtra, India",

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"email": "",

"isExternal": "false",

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"ownershipShare": "",

"proposePurchaserName": "Vijaykumar Ratnakar Kamble",

"purchaseValueAsPerDocument": "",

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"siteVisitContactNo": "9866793758",

"buildingServicesRate": "2900",

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"finalBuiltUpPercentage": "10",

"finalCarpetConvertToBuiltUpPer": "10",

"finalMeasurementType": "Sq. Ft.",

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"flatRate": "52500",

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"shopDetails": {

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"briefDescOfProperty": "4 Bedroom + Living Room + Kitchen + Servent Room + 5 Toilet + 2 Passage + Pooja Room + WC",

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"otherCarpetTotal": "14.75",

"otherCompositionBuiltUpTotal": "0.00",

"otherCompositionCarpetTotal": "14.75",

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Name	Length	Width	Total
Composition :			
Servent Room	7'00"	4'6"	31.50
Living Room	27'10"	11'8"	324.72
Toilet	5'00"	2'00"	10.00
Kitchen	11'1"	7'5"	82.20
Bedroom	11'5"	8'8"	98.94
Toilet	5'6"	5'3"	28.87
Bedroom	12'5"	9'6"	117.96
Toilet	7'6"	4'3"	31.87
Bedroom	12'6"	9'6"	118.75
Toilet	7'7"	4'3"	32.23
Bedroom	15'10"	10'6"	166.25
Toilet	13'11"	3'9"	52.19
Passage	3'3"	3'00"	9.75

Passage	27'8"	3'2"	87.61
Pooja Room	5'4"	3'5"	18.22
WC	4'2"	3'4"	13.89
Other Composition :			
Dry Balcony Area	4'11"	3'00"	14.75