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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
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  },
  "purposeOfValuation": {
    "label": "Housing Loan",
    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b80a"
    },
    "firstName": "KAUSHUIK",
    "type": "CREDITOFFICER",
    "_id": "63d11f65be948726cc1419a7",
    "email": "kaushik.datta@sbi.co.in",
    "mobileNo": "",
    "workMobileNo": "9757023640",
    "lastName": " DATTA "
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
    "discussWithPerson": "KAUSHUIK",
    "expectedFees": null,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b80a",
  "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": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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"pickupPerson": {
  "type": "EMPLOYEE",
  "_id": "651e5a18b98e691677d9b737",
  "role": "PICKUPPERSON",
  "firstName": "Akshay",
  "email": "akshayomsairam966@gmail.com",
  "lastName": "Dawkhar",
  "mobileNo": "9167084090",
  "shortName": "Aks",
  "workWithDocumentMaker": "62727444afd7d55eddee092c",
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profilePhoto_1701151775714_image.jpeg"
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"siteEngineer": {
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  "_id": "66891578194f4629de0af6da",
  "role": "SITEENGINEER",
  "firstName": "Govind",
  "email": "govindpande23@gmail.com",
  "lastName": "Pande",
  "mobileNo": "9096192041",
  "designation": "Site Engg",
  "shortName": "Deepak",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
},
"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "627221f4afd7d55eddeddcb4",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
  "shortName": "P",
  "workWithDocumentMaker": "",
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},
"maker": {
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  "_id": "60f91b6f344e052188ffd1fc",
  "role": "MAKER",
  "firstName": "Jayaraja",
  "email": "jayaraja@vastukala.org",
  "lastName": "Acharya",
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"mobileNo": "9867664219",
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"valuers": [
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"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
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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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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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"_id": "60af80072ffdf65bcd658652",
"number": "CAT-I-F-1763"
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"title": {
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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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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
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"clientType": {
  "label": "Bank",
  "value": "BANK"
},
"location": {
  "latitude": "19.1692935956097",
  "longitude": "72.84330847189244"
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"geo": {
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  "coordinates": [
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    19.1692935956097
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"siteVisit": {
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  "schedule": [
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"visitedDate": []
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
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    "status": true,
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    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "key": "village",
    "value": "Pahadi Goregaon",
    "label": true
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    "key": "floorNo",
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"value": "3",
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  "value": "Mumbai",
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  "label": true
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  "label": false
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"selectArea": {
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  "label": false
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  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "D",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "status": false,
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"mouza": {
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  "value": "",
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "suburb",
  "value": "oregaon West",
  "label": false
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  },
  "flatSpecifications": {
    "roof": {
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    "flooring": {
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      "label": "Vitrified tiles flooring"
    },
    "doors": {
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      "label": "Teak wood door frame with flush shutters"
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    "windows": {
      "value": "Powder_coated_Aluminum_sliding_windows",
      "label": "Powder coated Aluminum sliding windows"
    },
    "fittings": {
      "value":
"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"
    }
  },
  "general": {
    "ownership": {
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      "label": "Sole Ownership"
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    "populationClassList": {
      "value": "MiddleClass",
      "label": "Middle Class"
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    "populationGroupList": {
      "value": "Urban",
      "label": "Urban"
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    "townplanApprovedByList": {
      "value": "MCGM",
      "label": "Municipal Corporation of Greater Mumbai (MCGM)"
    }
  },

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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "south": "Building No. 2A",
  "east": "Under Construction Building"
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"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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"unitBoundaries": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
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},
}
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
"actualBuildingBoundaries": [],
"documentsBuildingBoundaries": []
},
"apfDetails": {
"buildings": [],
"compositions": []
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"compositeRate": {
"remark": "",
"depreciationPercentage": "0",
"depreciationRatioOfBuilding": "",
"salvageValue": "",
"buildingServicesDepreciatedRate": "0",
"depreciatedCostOfConstruction": "16000.00",
"depreciatedBuildingRate": "3000"
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"igrRate": {
"propertyName": "Village - Pahadi Goregaon",
"rate": "160470",
"landRate": "76820",
"igrImage": "cases/673c5c2bd1078a4ea7f7592e/igr_1732266319283_Image.png",
"squareMeterGuideLineRate": "176517.00",
"squareFeetGuideLineRate": "16399.00"
},
"igrFinalRate": {
"floorRatePercentage": "10",
"depreciationPercentage": "0",
"rate": "160470.00",
"squareMeterGuideLineRate": "176517.00",
"squareFeetGuideLineRate": "16399.00"
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"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
"label": "Medium"
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},
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"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
  "label": "Residential Purpose"
},
"propertyOccupiedByList": {
  "value": "Owner_Occupied",
  "label": "Owner Occupied"
},
"monthlyRent": "N.A",
"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 MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  }
},
"anyFavouringForExtraPotentialValue": "Located in Developed area",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
},
"dateOfConstruction": {
  "fullDate": "1/1/2023",
  "date": "1",
  "month": "1",
  "year": "2023"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
}
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"isSiteVisitAllowed": true,
"ageOfBuilding": "1",
"totalLifeBuilding": "60",
"estimatedAge": "59",
"noOfLifts": "1"
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"finalPlinthArea": {
  "area": "530.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/673c5c2bd1078a4ea7f7592e/
routeMap_1732265117347_Image.png",
    "routeLat": "19.168984",
    "routeLng": "72.843245",
    "stationName": "Goregaon",
    "routeDistance": "1.1 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "n0szk8",
      "name": "n0szk8",
      "image": "cases/673c5c2bd1078a4ea7f7592e/
routeMap_1732264741506_Image.png"
    }
  ]
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"valuation": {
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"fairMarketValue": {
  "costOfConstruction": "",
  "depreciationPercentage": "",
  "depreciatedCostOfConstruction": "",
  "totalFairMarketValue": ""
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"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",
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"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "7728000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "7728000.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
}
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalPlastering": {
    "label": "Internal Plastering",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
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  "externalPlastering": {
    "label": "External Plastering",
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"percentage": "0.00",
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"status": false
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  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
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"passageStaircaseLobbyDevelopment": {
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  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "80978 5162",
"appAddress": "FLT 1701,17TH FLOOR,D WING BLDG 3, MHADA 416
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    "displayStatus": false,
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    "createdAt": "Tue Nov 19 2024 09:36:42 GMT+0000 (Coordinated Universal Time)"
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    "title": "Create Lead",
    "description": "Create Lead",
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    "ownershipShare": "",
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  }
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    "percentage": ""
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  "builtUpArea": {
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Name	Length	Width	Total
Composition :			
Living Room	10'00"	18'5"	184.17
Kitchen	11'4"	9'1"	102.94
Bathroom	4'00"	6'2"	24.67
WC	3'7"	4'1"	14.63
Passage	5'11"	3'10"	22.68
Bedroom	10'00"	11'00"	110.00
Other Composition :			