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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
    "label": "Housing Loan",
    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Rohan ",
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "2500"
  },
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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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"
},
"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": "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": "",
  "fax": "",
  "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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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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"pickupPerson": {
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  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdfc2",
  "profilePhoto": "users/63fc4680ce84bf289ba9c7fc/
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"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
"mobileNo": "9529385821",
"designation": "",
"shortName": "PR",
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},
"checker": {
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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  "designation": ""
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  {
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      {
        "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": [
      {
        "title": {
          "label": "IBBI"
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        "number": "IBBI/RV/07/2018/10366"
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  }
]
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    },
    {
      "title": {
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    },
    {
      "title": {
        "value": "Chartered_Engineer",
        "label": "Chartered Engineer"
      },
      "_id": "60af80072ffdf65bcd658653",
      "number": "AM161706-3"
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      "number": "IBBI/RV/07/2018/10366"
    }
  ],
  "shortName": "MBC",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
}
]
},
"clientType": {
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  "value": "BANK"
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"location": {
  "latitude": "19.180610139307596",
  "longitude": "73.07553694342057"
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"geo": {
  "type": "Point",
  "coordinates": [
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73.07553694342057,
19.180610139307596
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"siteVisit": {
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      "status": "COMPLETED",
      "dateTime": "2024-12-03",
      "remark": ""
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    {
      "status": "COMPLETED",
      "dateTime": "2024-12-02",
      "remark": "MANUAL_IN_TASK"
    }
  ],
  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
    "status": true,
    "name": "State",
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    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
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    "label": false
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  "village": {
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"key": "village",
"value": "Usarghar",
"label": true
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"floorNo": {
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  "key": "floorNo",
  "value": "21",
  "label": false
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"buildingNo": {
  "status": false,
  "name": "Building No",
  "key": "buildingNo",
  "value": "",
  "label": true
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  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
  "status": false,
  "name": "City",
  "key": "city",
  "value": "",
  "label": false
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"tahasilNo": {
  "status": false,
  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
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"taluka": {
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  "key": "taluka",
  "value": "Kalyan",
  "label": true
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  "label": true
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  "key": "buildingName",
  "value": "My City Phase - II Cluster 05 (1-6)",
  "label": false
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"selectArea": {
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
  "value": "",
  "label": false
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "name": "Landmark",
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  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
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"value": "CL05-01",
"label": true
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"projectName": {
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  "key": "projectName",
  "value": "Cluster - 05",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "17/1, 17/2, 17/3A & others ",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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"key": "selectNo",
"value": "2101",
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"municipalityWardNo": {
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  "value": "",
  "label": true
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  "key": "khataNo",
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
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  "status": false,
  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
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"postalCode": {
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  "key": "postalCode",
  "value": "PIN - 421 201",
  "label": false
},
"suburb": {
  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Dombivali (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "External_site_visit_only",
    "label": "External site visit only"
  },
  "doors": {
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    "label": "External site visit only"
  },
  "windows": {
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    "label": "External site visit only"
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    "label": "External site visit only"
  },
  "finishing": {
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  }
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"general": {
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"label": "Joint Ownership"
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"populationClassList": {
  "value": "MiddleClass",
  "label": "Middle Class"
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"populationGroupList": {
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  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "Mumbai_Metropolitan_Region_Development_Authority",
  "label": "Mumbai Metropolitan Region Development Authority"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
  "north": "Internal Road ",
  "west": "Tower No. 2",
  "south": "Cluster 4",
  "east": "Tower No. 12"
},
"asPerDocumentAgreement": {
  "north": "Details not available ",
  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Internal visit not allowed ",
    "east": "Internal visit not allowed ",
    "south": "Internal visit not allowed ",
    "west": "Internal visit not allowed "
  },
  "asPerDocument": {
    "north": "Details not available ",
    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "Internal visit was not allowed at site. As per Sale Plan, the composition of Flat will be 2 Bedrooms + Living Room + Kitchen + Passage + 2 Toilets + Service / Utility Area. (i.e. 2BHK)",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At the time of site visit, internal visit was not allowed at site.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "63900",
  "landRate": "9600",
  "igrImage": "cases/674dd544d7693ad1c939eac9/igr_1733215637493_Image.png",
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"squareMeterGuideLineRate": "73485.00",
"squareFeetGuideLineRate": "6827.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
  "rate": "63900.00",
  "squareMeterGuideLineRate": "73485.00",
  "squareFeetGuideLineRate": "6827.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MMRDA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  }
}
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},
"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Along with One Car 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"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
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"label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
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"groundStilt": {
  "value": "Lower_Ground+_Upper_Ground_Floor",
  "label": "Lower Ground + Upper Ground Floor"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "25",
"flatFloorNo": "21",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "676.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/674dd544d7693ad1c939eac9/
routeMap_1733219622675_Image.png",
    "routeLat": "19.180553",
    "routeLng": "73.075350",
    "stationName": "Dombivali",
    "routeDistance": "6.4 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
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  "type": "Point"
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"showLocation": {
  "latlng": false,
  "finallatlng": false
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    "name": "igklgq",
    "image": "cases/674dd544d7693ad1c939eac9/
routeMap_1733219436199_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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    "status": true
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    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
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      "orientation": "portrait"
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "13334.00"
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  "builtUpRateRange": {
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    "max": "12122.00"
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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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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Milind Sakpal ",
"ownerPhoneNo": "9967805262",
"appAddress": "Flat no. 2101, 21st Floor, Tower - 1, Cluster - 05, My City Phase 2,
Usarghar, Kalyan Dombivali ",
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      "Promoter": "M/s. Horizon Projects Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Milind Jayram Sakpal, Mr. Pritesh Milind Sakpal & Ms. Priyanka
Milind Sakpal ",
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        "label": "No"
      },
      "No": "12126 / 2021"
    },
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      "label": "Mumbai Metropolitan Region Development Authority"
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    "number": {
      "value": "No",
      "label": "No"
    }
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  "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / OC -
Cluster 05 / 1152 / 2024"
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      "label": "Mumbai Metropolitan Region Development Authority"
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    "number": {
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      "label": "No"
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  "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / CC /
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74 / 2020"

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        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
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        "label": "No"
      },
      "No": "P51700019085"
    },
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    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Tue Dec 03 2024 09:20:52 GMT+0000 (Coordinated Universal Time)"
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"caseNumber": "012736",
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  {
    "id": "451898",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 02 2024 15:41:56 GMT+0000 (Coordinated Universal Time)"
  }
]
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}
],
"owners": [
  {
    "name": "Mr. Milind Jayram Sakpal, Mr. Pritesh Milind Sakpal & Ms. Priyanka Milind Sakpal ",
    "phone": "9967805262",
    "ownershipShare": "",
    "email": "",
    "id": "273266"
  }
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"proposePurchasers": [],
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "389532",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "615",
    "squareMeterArea": "57.14",
    "docFinalBuiltUp": "676.50",
    "docFinalBuiltUpSquareMeter": "62.85",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00"
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      "expectedRate": "12673.61",
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"percentage": ""
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  "percentage": "10"
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  "expectedRate": "0.00",
  "percentage": ""
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"area": "576",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "7300000",
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"builtUpExpectedRate": "11521.46",
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"id": "928669"
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"expectedPrice": "6800000",
"expectedRate": "13333.33",
"builtUpExpectedRate": "12121.21",
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"id": "157908"
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"squareMeterArea": "52.95",
"expectedRate": "11289.96",
"percentage": ""
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"area": "627.00",
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"expectedRate": "10263.60",
"percentage": "10"
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"area": "",
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"percentage": ""
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"expectedRate": "11289.96",
"builtUpExpectedRate": "10263.60",
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"squareMeter": "52.95",
"id": "606203"
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    "squareMeterArea": "52.95",
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  "builtUpArea": {
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    "squareMeterArea": "58.25",
    "expectedRate": "10051.01",
    "percentage": "10"
  },
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    "expectedRate": "0.00",
    "percentage": ""
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  "builtUpExpectedRate": "10051.01",
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    "path": "cases/674dd544d7693ad1c939eac9/
externalimg_r_1733207839736_1733207830865_image_1.jpg",
    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "674ea72ed7693ad1c93a1d3c",
    "name": "externalimg_r_1733207840838_1733207830865_image_2.jpg",
    "path": "cases/674dd544d7693ad1c939eac9/
externalimg_r_1733207840838_1733207830865_image_2.jpg",
    "orientation": "portrait"
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    "path": "cases/674dd544d7693ad1c939eac9/
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    "orientation": "portrait"
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  {
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    "path": "cases/674dd544d7693ad1c939eac9/
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      "lastName": "Sarmalkar",
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    "note": "values shared 73.80 lakhs",
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II Cluster 05 (1-6), Cluster - 05, Village - Usarghar, Dombivali (East), Taluka - Kalyan,
District - Thane, PIN - 421 201, State - Maharashtra, Country - India",
"updatedAtBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Vinod Thackaray",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"buildingServicesRate": "2700",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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  "mall": false
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Ft. = 45.00",
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"finalCarpetArea": "0.00",
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Name	Length	Width	Total
Composition :			
Other Composition :			