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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@sbi.co.in"
  },
  "fees": {
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  "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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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "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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  "label": "Land & Building / Immovable Property"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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  "shortName": "SH",
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  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
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        "label": "Registered Valuer"
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    ]
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  {
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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        "number": "IBBI/RV/07/2018/10366"
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  }
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"fatherName": "Baburao"
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  "longitude": "73.10384074656066"
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    "key": "country",
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    "label": false
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    "value": "Ulwe",
    "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "value": "",
  "label": true
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  "value": "",
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"finishing": {
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"populationGroupList": {
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"townplanApprovedByList": {
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"value": "No",
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"north": "Building No. EA 17",
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "south": "External Site Visit only",
    "west": "External Site Visit only"
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  "asPerDocument": {
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    "south": "Details not available",
    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "At the time of Site Visit, Builder has not allowed for Internal Site Inspection, Photographs & Measurement of the property. Hence our report is based on External Site Visit & Documents provided by bank only. As per RERA Site, it is 1BHK flat.",
"dateOfIssusApprovePlan": "As CIDCO itself is a planning authority, building
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  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
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  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"apfDetails": {
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  "compositions": []
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"compositeRate": {
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Inspection, Photographs & Measurement of the property. Hence our report is based on
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "82500",
  "landRate": "21060",
  "igrImage": "cases/676f9ba7dabdc2db790e8c43/igr_1735806007417_Image.png",
  "squareMeterGuideLineRate": "90750.00",
  "squareFeetGuideLineRate": "8431.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "82500.00",
  "squareMeterGuideLineRate": "90750.00",
  "squareFeetGuideLineRate": "8431.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "value": "Residential_Purpose"
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  "propertyOccupiedByList": {
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"value": "External_Site_Visit_Only",
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"monthlyRent": "8,000/- (Expected rental income per month)\n",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per CIDCO norms",
"tenantName": "",
"maintenanceOfFlat": "External Site visit only"
},
"marketability": {
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    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
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    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "No",
    "value": "No"
  },
  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
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"label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
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"planningArea": {
  "label": "Residential",
  "value": "Residential"
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"typeOfStructure": {
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  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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  "label": "Good"
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "No",
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"value": "0"
},
"appearanceOfTheBuilding": {
  "value": "Good",
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Ground",
  "value": "ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
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"flatFloorNo": "12",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "322.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1735807896723_Image.png",
    "routeLat": "18.976080",
    "routeLng": "73.023546",
    "stationName": "Bamandongri",
    "routeDistance": "850 Mt.",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
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  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
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      "id": "zsk5ovq",
      "name": "zsk5ovq",
      "image": "cases/676f9ba7dabdc2db790e8c43/
routeMap_1735807848118_Image.png"
    }
  ],
  "valuation": {
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      "depreciatedCostOfConstruction": "",
      "totalFairMarketValue": ""
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  },
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"outward": {
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    "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": []
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    "max": "13125.00"
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    "max": "11932.00"
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  "isEditable": true
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  "quantity": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "PRINT": false,
  "SIGN": false,
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"paymentStatus": "RECEIVED",
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"ownerPhoneNo": "8169568385",
"appAddress": "Flat no. 1, 12th Floor, Building no. EA18, Sector - 6, plot no. 2, Ulwe,
Navi Mumbai ",
"remark": "",
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    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "City and Industrial Development Corp Of Maharashtra ltd."
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      "to": {
        "value": "Allottee",
        "label": "Allottee"
      }
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  }
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    "label": "RERA Certificate"
  },
  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "P52000028209"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1735809344641_rera.pdf",
  "path": "cases/676f9ba7dabdc2db790e8c43/document_1735809344641_rera.pdf",
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu Jan 02 2025 09:15:45 GMT+0000 (Coordinated Universal Time)"
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    }
  }
}
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      "label": "Document No"
    },
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  },
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  "displayStatus": true,
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  "path": "cases/676f9ba7dabdc2db790e8c43/document_1735809410449_cc.pdf",
  "id": "862239",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu Jan 02 2025 09:16:51 GMT+0000 (Coordinated Universal Time)"
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    "label": "Layout Plan"
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
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      "label": "Document No"
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  },
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
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"owners": [
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    "name": "CIDCO",
    "phone": "8169568385",
    "ownershipShare": "",
    "email": "",
    "id": "442029"
  }
],
"proposePurchasers": [
  {
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    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [
  {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
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    "area": "290",
    "providedByName": "Rajkumar Kirapati Jogdankar And Jyoti Rajkumar Jogdankar",
    "providedByContactNo": "8169568385"
  }
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    "value": "60ae1258aa6d152c1801b33b"
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  "squareMeterArea": "27.22",
  "totalAreaDocument": "293",
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  "docFinalBUILTUP": "322.30",
  "docFinalBUILTUPSquareMeter": "29.94",
  "docSaleablePercentage": "",
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  "docFinalSaleableSquareMeter": "0.00",
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      "squareMeterArea": "35.77",
      "expectedRate": "10389.61",
      "percentage": "10"
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    "squareMeterArea": "43.43",
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  "id": "778454"
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  "carpetArea": {
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    "squareMeterArea": "38.37",
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  "squareMeterArea": "42.21",
  "expectedRate": "9685.23",
  "percentage": "10"
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
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"areaType": "Carpet",
"floor": "5",
"source": "Index_no.2",
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Other			
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