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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "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": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b80a"
    },
    "firstName": "KAUSHUIK",
    "type": "CREDITOFFICER",
    "_id": "63d11f65be948726cc1419a7",
    "email": "kaushik.datta@sbi.co.in",
    "mobileNo": "",
    "workMobileNo": "9757023640",
    "lastName": " DATTA"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "8500000",
    "discussWithPerson": "KAUSHUIK",
    "expectedFees": 4250,
    "quotedAmount": ""
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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": {
  "_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": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"staff": {
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  "role": "PICKUPPERSON",
  "firstName": "Shantilal",
  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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        "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",
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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"shortName": "MBC",
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"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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  "label": "3 BHK"
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"externalReportDetails": {
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    "key": "state",
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  "label": true
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  "value": "Borivali",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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"street1": {
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  "value": "",
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  "key": "wing",
  "value": "C",
  "label": true
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  "key": "projectName",
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  "label": true
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  "label": true
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  "key": "selectNo",
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 400 097",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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    "label": "R.C.C. slab"
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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": {
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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_",
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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"general": {
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    "label": "Joint Ownership"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
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    "west": "Alta Monte Road",
    "south": "Under Construction Building",
    "east": "Kurar Village Police Station"
  },
  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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  "unitBoundaries": {
    "asPerActual": {
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"east": "Lobby",
"south": "Flat No. 4503",
"west": "Marginal Space"
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"asPerDocument": {
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  "south": "Information not available",
  "west": "Information not available"
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"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": ""
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  "buildings": [],
  "compositions": []
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  "remark": "",
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  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "27916",
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"depreciatedBuildingRate": "2816"
},
"igrRate": {
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  "rate": "168670",
  "landRate": "72420",
  "igrImage": "cases/67861efc601c90e696200264/igr_1737449964608_Image.png",
  "squareMeterGuideLineRate": "202404.00",
  "squareFeetGuideLineRate": "18804.00"
},
"igrFinalRate": {
  "floorRatePercentage": "20",
  "depreciationPercentage": "92",
  "rate": "17838.00",
  "squareFeetGuideLineRate": "17838.00",
  "squareMeterGuideLineRate": "192005.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "Rs. 86,000/- Expected rental income per month.",
  "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 SRA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Vacant flat in good condition"
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"marketability": {
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "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": "Two Car parking Space No. 221 & 222 on Podium Level P-5",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
  },
  "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"
  }
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},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
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"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"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "",
"noOfPodium": "6",
"noOfAmenityFloors": "1",
"noOfFloors": "55",
"flatFloorNo": "45",
"noOfLifts": "8",
"noOfDwellingUnitsInBuilding": "7"
},
"finalPlinthArea": {
"area": "1472.40",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67861efc601c90e696200264/
routeMap_1737356331230_Image.png",
"routeLat": "19.183813",
"routeLng": "72.861120",
"stationName": "Kurar",
"routeDistance": "650m",
"routeStation": {
"value": "Metro_Station",
"label": "Metro Station"
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  "finallatLng": false
},
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  {
    "id": "btcy4",
    "name": "btcy4",
    "image": "cases/67861efc601c90e696200264/
routeMap_1737356065387_Image.png"
  }
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},
"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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    "status": false
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  "status": false
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      "path": "cases/67861efc601c90e696200264/externallmg_r_1737355373798_externallmg_r_1737344735724_TimePhoto_20250118_155439.jpg",
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      "path": "cases/67861efc601c90e696200264/externallmg_r_1737355373801_externallmg_r_1737344735751_TimePhoto_20250118_155929.jpg",
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}
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      "name": "Living Room",
      "path": "cases/67861efc601c90e696200264/externallmg_r_1737355373912_externallmg_r_1737344750211_TimePhoto_20250118_154115.jpg",
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      "_id": "678df087601c90e696232969",
      "name": "Living Room",
      "path": "cases/67861efc601c90e696200264/externalImg_r_1737355398416_externallmg_r_1737344750272_TimePhoto_20250118_154135.jpg",
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    "max": "20671.00"
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "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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"ownerName": "Mr. AL Amin Sadruddin Merchant",
"ownerPhoneNo": "8617531314",
"appAddress": "C 4504\nShantanu Tomer \nA Lata Monte Tower co operative Housing
society \nKurar \nkonkani pada\nMalad East \npin 400 097",
"remark": "",
"documents": [
  {
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      "label": "Draft Agreement for sale"
    },
    "inputs": {
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        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": " Mr. Al Amin S. Merchant",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": " Lt. Col. Shantanu Tomar, Mrs. Ruchika Tomar & Mrs. Urmila Devi
Tomar"
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    "to": {
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    },
    "Purchaser": "Mr. AL Amin Sadruddin Merchant",
    "number": {
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      "label": "Registration No"
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      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
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      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
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      "label": "No"
    }
  },
  "No": " SRA/ENG/2143/PN/PL/AP"
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"fileName": "document_1737447934436_CC.pdf"
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    "label": "Share Certificate "
  },
  "inputs": {
    "remark": " bearing Nos. 2771 to 2780 having 10 Shares of Rs. 50/- each dated
16.01.2022in the name of Mr. AL Amin Sadruddin Merchant issued by Alta Monte
Toewr C Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",

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    "label": "No"
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"displayStatus": false,
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"createdAt": "Tue Jan 21 2025 09:30:44 GMT+0000 (Coordinated Universal Time)"
}
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jan 14 2025 08:23:24 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
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    "phone": "8617531314",
    "ownershipShare": "",
    "email": "",
    "id": "351686"
  }
],
"proposePurchasers": [
  {
    "name": "Lt. Col. Shantanu Tomar"
  },
  {
    "name": "Mrs. Ruchika Tomar",
    "phone": "",
    "email": "",
    "ownershipShare": ""
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  {
    "name": "Mr. Urmila Devi Tomar",
    "phone": ""
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]
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"length": "11.50",
"length1": "11",
"length2": "6",
"width": "20.42",
"width1": "20",
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"images": [],
"extraAreas": [],
"finalArea": "234.79"
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"value": "Square_Feet",
"label": "Square Feet"
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"length2": "7",
"width": "4.50",
"width1": "4",
"width2": "6",
"totalArea": "70.12",
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"finalArea": "70.12"
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{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
}
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  "length1": "10",
  "length2": "10",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
  "totalArea": "111.04",
  "images": [],
  "extraAreas": [],
  "finalArea": "111.04"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Toilet",
  "length": "11.58",
  "length1": "11",
  "length2": "7",
  "width": "4.75",
  "width1": "4",
  "width2": "9",
  "totalArea": "55.02",
  "images": [],
  "extraAreas": [],
  "finalArea": "55.02"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "19.75",
  "length1": "19",
  "length2": "9",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "69.12",
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"images": [],
"extraAreas": [],
"finalArea": "69.12"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.92",
  "length1": "11",
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  "width1": "13",
  "width2": "4",
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  "images": [],
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  "finalArea": "158.89"
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    "label": "Square Feet"
  },
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  "name": "Store Room",
  "length": "5.42",
  "length1": "5",
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  "width2": "4",
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  "images": [],
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  "finalArea": "28.89"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "7",
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"name": "Toilet",
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"width2": "2",
"totalArea": "38.79",
"images": [],
"extraAreas": [],
"finalArea": "38.79"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "4.75",
  "width1": "4",
  "width2": "9",
  "totalArea": "34.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.44"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "length1": "11",
  "length2": "1",
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  "width1": "10",
  "width2": "5",
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"finalArea": "115.45"
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  "length1": "11",
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  "width1": "8",
  "width2": "7",
  "totalArea": "100.14",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.14"
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    "label": "Square Feet"
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  "id": "11",
  "name": "Balcony",
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Alta Monte Tower C Co-op. Hsg. Soc. Ltd., Kurar Village, Western Express Highway,
Kokanipada, Near Shantaram Talao, Village - Malad, Taluka - Borivali, District - Mumbai
Suburban, Malad (East), Mumbai, PIN - 400 097, State - Maharashtra, India",
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"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalSaleablePercentage": "0",

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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 1227.00",
"buildingServicesRate": "3200",
"flatRate": "28300",
"landOtherRate": "25100",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
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"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
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},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Living Room	11'6"	20'5"	234.79
Passage	15'7"	4'6"	70.12
Bedroom	10'10"	10'3"	111.04
Toilet	11'7"	4'9"	55.02
Passage	19'9"	3'6"	69.12
Bedroom	11'11"	13'4"	158.89
Store Room	5'5"	5'4"	28.89

Toilet	4'9"	8'2"	38.79
Toilet	7'3"	4'9"	34.44
Bedroom	11'1"	10'5"	115.45
Kitchen	11'8"	8'7"	100.14
Balcony	15'5"	14'4"	220.97
Other Composition :			