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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6752e66dbefd7f3db9064f99"
    },
    "firstName": "Sandesh",
    "type": "CREDITOFFICER",
    "_id": "6752e69bc5a60c3e016eba87",
    "email": "sandesh.sukhdare@janatabankpune.com",
    "lastName": "Sukhdare",
    "mobileNo": "",
    "workMobileNo": "7977641271"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
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"organization": {
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  "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": "645c92ba7f94762ec7884195",
  "type": "BANK",
  "name": "Janta Sahkari Bank LTD",
  "displayName": "Janta Sahkari Bank LTD\t",
  "initial": "JSB"
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"branch": {
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  "name": "Fort",
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  "alternateMobileNo": "",
  "email": "fort@janatabankpune.com",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Plot No. 11 & 12, CTS No. 1900 & 1901, Janmabhoomi Bhavan,
Janmabhoomi Marg, Fort, Mumbai - 400 001"
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"zone": {
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  "zoneName": "Mumbai Metro"
},
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  "pickupPerson": {
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    "role": "PICKUPPERSON",
    "firstName": "NIDHI",
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"email": "nidhi.kajwe97@gmail.com",
"lastName": "KAJWE",
"mobileNo": "8850520881",
"shortName": "NIDHI",
"workWithDocumentMaker": ""
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "627362b3afd7d55eddee1ee7",
  "role": "SITEENGINEER",
  "firstName": "Vicky ",
  "email": "vicky@vastukala.org",
  "lastName": "Baor",
  "mobileNo": "9004386288",
  "designation": "",
  "shortName": "VB",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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  "designation": ""
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "number": "CAT-I-F-1763"
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          "label": "Chartered Engineer"
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        "_id": "60af80072ffdf65bcd658653",
        "number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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  "fatherName": "Baburao"
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  "value": "BANK"
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      "remark": ""
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"visitedDate": [
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    "dateTime": "2025-01-17",
    "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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    "value": "India",
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  "label": true
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  "label": true
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"buildingName": {
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "value": "1702",
  "label": false
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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  "key": "postalCode",
  "value": "PIN - 410 218",
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  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
    "value": "Vitrified_tiles_flooring",
    "label": "Vitrified tiles flooring"
  },
  "doors": {
    "value": "Teak_wood_door_frame_with_flush_shutters",
    "label": "Teak wood door frame with flush shutters"
  },
  "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"
  }
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    "label": "Middle Class"
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"value": "Urban",
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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"asPerActualAgreement": {
"north": "Building No. 18",
"west": "D'mart Road",
"south": "Building No. 16\n",
"east": "Internal Road"
},
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"north": "Plot No. 3",
"west": "Road",
"south": "Road",
"east": "Road"
},
"unitBoundaries": {
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"east": "Marginal Space",
"south": "Marginal Space",
"west": "Staircase "
},
"asPerDocument": {
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"south": "Marginal Space",
"west": "Staircase "
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"setDisplay": false,
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"whichTheLocalityIsServed": {
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},
"taxies": {
"title": "Taxies"
},
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"auto": {
  "title": "Auto"
},
"privateCars": {
  "title": "Private Cars"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per site inspection, Carpet Area is 1626.77 Sq. Ft (including Enl.
Balcony + Dry Balcony + Open Terrace) As per Agreement Carpet area is 425.00 Sq.
Ft., Additional Area is 430.00 Sq. Ft. (Enclosed Balconies + Flower Bed + Cupboard
Space + Service Slab + Otla + Door / Window Jams & Terrace Area). Open Terrace
area at site is not mentioned in the document. We have considered Agreement carpet
area for the purpose of Valuation.",
  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "14635.5",
  "depreciatedBuildingRate": "2335.5"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "69500",
  "landRate": "20600",
  "igrImage": "cases/678a11d0601c90e69621f40f/igr_1737443682061_Image.png",
  "squareMeterGuideLineRate": "76450.00",
  "squareFeetGuideLineRate": "7102.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "91",
  "rate": "6636.00",
  "squareFeetGuideLineRate": "6636.00",
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"squareMeterGuideLineRate": "71424.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "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 No. 028657925685",
  "meterCardHolderName": "Neel Siddhi Associates",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "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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    "label": "6\\ Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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},
"pavementLaid": {
  "value": "Yes",
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},
"carParking": "Open / Covered Parking Spce",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2016",
  "fullDate": "1/1/2016"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
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"label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"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"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
}
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
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"noOfPodium": "",
"noOfAmenityFloors": "1",
"noOfFloors": "17",
"flatFloorNo": "17",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "1026.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/678a11d0601c90e69621f40f/
routeMap_1737185651399_Image.png",
    "routeLat": "19.037931",
    "routeLng": "73.102778",
    "stationName": "Khandeshwar",
    "routeDistance": "4.9 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
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    "name": "d8t7eq",
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    "image": "cases/678a11d0601c90e69621f40f/
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]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
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  "totalothersRate": "0",
  "finaltotal": "12513780.00",
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  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "12513780.00"
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"outward": {
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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"from": {

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"Promoter": "M/s. Neel Sidhi Developers, Partnership firm",

"to": {

"value": "Allottee",

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"Allottee": "Mr. Vivek B. Patil & Mrs. Binaka V. Patil",

"number": {

"value": "Registration\_No",

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"Registration\_No": " 3401/2019"

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"number": {

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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
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      "label": "No"
    }
  },
  "No": " CIDCO/ATPO/739"
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    "to": {
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  }
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    "phone": "8108687676",
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    "email": "",
    "id": "323899"
  },
  {
    "name": "Mrs. Binaka V. Patil",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "945482"
  }
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"composition": [
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  "width2": "8",
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  "width2": "10",
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  "images": [],
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  "length1": "8",
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  "images": [],
  "extraAreas": [],
  "finalArea": "95.69"
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    "value": "Carpet"
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    "value": "Enclosed_Balcony_Area"
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    "value": "Carpet"
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    "value": "Dry_Balcony_Area"
  }
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"otherCompositionBuiltUpTotal": "0.00",  
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
<b>Composition :</b>			
Living Room	18'10"	10'1"	189.90
Passage	12'11"	2'9"	35.52
Toilet	7'7"	3'8"	27.81
Toilet	7'7"	3'8"	27.81
Kitchen	8'10"	7'10"	69.19
Bedroom	8'10"	10'10"	95.69
Bedroom	12'4"	9'9"	120.25
<b>Other Composition :</b>			
Enclosed Balcony Area	10'2"	10'10"	110.14
Dry Balcony Area	3'11"	2'6"	9.79

Terrace Area	11'1"	7'10"	86.82
Terrace Area	21'11"	28'6"	624.62
Terrace Area	14'11"	6'8"	99.44
Terrace Area	8'9"	14'10"	129.79