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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6273b00bafd7d55eddee5f69"
    },
    "firstName": "Yogesh",
    "type": "CREDITOFFICER",
    "_id": "6753cdc3befd7f3db9067638",
    "email": "sbi.04205@sbi.co.in",
    "lastName": "Bagad",
    "mobileNo": "",
    "workMobileNo": "8788015989"
  },
  "fees": {
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    "discussWithPerson": "",
    "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": {
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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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  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai
Samachar Marg, Fort, Mumbai, State - Maharashtra, Country - India"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdfc2",
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"rateVerifier": null,
"maker": {
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  "_id": "627221f4afd7d55eddeddcb4",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
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  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
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"role": "VALUER",
"firstName": "Manoj",
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"lastName": "Chalikwar",
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  "value": "BANK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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    "value": "Diksal",
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "key": "municipalityWardNo",
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  "value": "",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": false
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"suburb": {
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    "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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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_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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    "label": "Cement Plastering"
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"townplanApprovedByList": {
  "value": "Gram_Panchayat_Umroli",
  "label": "Gram Panchayat Umroli"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Internal Road & Other Residential Building",
  "west": "Building No. 9",
  "south": "Internal Road",
  "east": "Building No. 11"
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"asPerDocumentAgreement": {
  "north": "Government Road",
  "west": "Boundary of Survey No. 9/3, 9/2/2 & 9/2/3",
  "south": "Boundary of Survey No. 9/5",
  "east": "Government Road & Survey No. 6/1, 6/3"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Flat No. 204",
    "south": "Passage & Flat No. 202",
    "west": "Staircase & Marginal Space"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
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"privateCars": {
  "title": "Private Cars"
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "5170",
  "depreciatedBuildingRate": "1870"
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"igrRate": {
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  "rate": "39100",
  "landRate": "3710",
  "igrImage": "cases/67ad984419ca979ae9486963/igr_1740553217093_Image.png",
  "squareMeterGuideLineRate": "35190.00",
  "squareFeetGuideLineRate": "3269.00"
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"igrFinalRate": {
  "floorRatePercentage": "90",
  "depreciationPercentage": "90",
  "rate": "2977.00",
  "squareFeetGuideLineRate": "2977.00",
  "squareMeterGuideLineRate": "32042.00"
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  "propertyTypeOfUseList": {
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"value": "Residential_Purpose",
"label": "Residential Purpose"
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"propertyOccupiedByList": {
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"monthlyRent": "4,000/- Present rental income per month",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per Group Grampanchayat Umroli norms",
"tenantName": "Mr. Prabhakar Umap",
"maintenanceOfFlat": "Normal"
},
"marketability": {
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"value": "Good",
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},
"anyFavouringForExtraPotentialValue": "Located in Developing 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"
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},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
}
},
"pavementLaid": {
"value": "Yes",
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"carParking": "Open Car Parking",
"constructionWorkStatus": {
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"label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2015",
  "fullDate": "1/1/2015"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "50",
"ageOfBuilding": "10",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
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"flatFloorNo": "2",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "524.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67ad984419ca979ae9486963/
routeMap_1740562925487_Image.png",
    "routeLat": "18.966815",
    "routeLng": "73.324878",
    "stationName": "Bhivpuri Road",
    "routeDistance": "1.0 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
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    "id": "hv80a6",
    "name": "hv80a6",
    "image": "cases/67ad984419ca979ae9486963/
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  }
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
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"depreciationPercentage": "",
"depreciatedCostOfConstruction": "",
"totalFairMarketValue": ""
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"showcasesQty": "0",
"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "2259290.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "98",
"bookValue": "0",
"finalValue": "2259290.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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"label": "RCC Footing/Foundation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"rccPlinth": {
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"label": "External Plastering",
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  "status": false
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  "status": false
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"externalPainting": {
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  "status": false
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"liftInstallation": {
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    "orientation": "portrait"
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  "builtUpRateRange": {
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  },
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    "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": false
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"isAdvanceInvoice": false,
"status": true,
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"ownerName": "Vanita Subodh Kachare And Subodh Tukaram Kachare",
"ownerPhoneNo": "9930527586",
"appAddress": "Flat no 203,2Floor,Building no 10 ,Samruddhi Hill view ,Diksal Karjat ",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    }
  }
],
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"inputs": {
  "documentDate": "07/02/2012",
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    "label": "Promoter"
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  "Promoter": "Knitrite Apparelco Limited",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Vanita Subodh Kachare And Subodh Tukaram Kachare",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "1137/2012"
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"isHardCopy": false,
"displayStatus": true,
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"fileName":
"document_1739429909619_1739429907467_Vanita_KachareSBI_PBB_Fort.pdf"
},
{
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    "label": "N.A. Order from district collector Raigad"
  },
  "inputs": {
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    "number": {
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      "label": "Document No"
    },
    "Document_No": "S. R. 131 / 2010"
  },
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  "displayStatus": true,
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  "path": "cases/67ad984419ca979ae9486963/
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"createdAt": "Wed Feb 26 2025 09:12:12 GMT+0000 (Coordinated Universal Time)"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 13 2025 06:59:16 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
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    "name": "Vanita Subodh Kachare And Subodh Tukaram Kachare",
    "phone": "9930527586",
    "ownershipShare": "",
    "email": "",
    "id": "832993"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "978261",
    "name": "Bedroom",
    "length": "9.08",
    "length1": "9",
    "length2": "1",
    "width": "13.08",
    "width1": "13",
    "width2": "1",
    "totalArea": "118.84",
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  "length1": "3",
  "length2": "7",
  "width": "8.25",
  "width1": "8",
  "width2": "3",
  "totalArea": "29.56",
  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "length1": "7",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "21.00"
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "6.42",
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  "width": "8.58",
  "width1": "8",
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"totalArea": "55.08",
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    "label": "Square Feet"
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  "name": "Toilet",
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  "length1": "4",
  "length2": "00",
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  "width1": "7",
  "width2": "2",
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  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Living Room",
  "length": "16.17",
  "length1": "16",
  "length2": "2",
  "width": "9.42",
  "width1": "9",
  "width2": "5",
  "totalArea": "152.24",
  "images": [],
  "extraAreas": [],
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"otherComposition": [
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    "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Flowerbed",
    "value": "Flowerbed"
  },
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    "label": "Square Feet"
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  "width2": "00",
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    "value": "Flowerbed"
  },
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    "label": "Square Feet"
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  "length": "6.42",
  "length1": "6",
  "length2": "5",
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  "width1": "2",
  "width2": "1",
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    "value": "Flowerbed"
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    "label": "Square Feet"
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  "length1": "9",
  "length2": "6",
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  "width1": "1",
  "width2": "00",
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  "percentageBeforeTotal": "9.50",
  "percentage": "100"
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      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
    },
    "id": "807241",
    "selectAreaTypeDocument": "Carpet",
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"totalAreaDocument": "437",
"squareMeterArea": "40.6",
"docFinalBuiltUp": "524.4",
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"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "550.00",
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"expectedRate": "5272.73",
"percentage": ""
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"builtUpArea": {
"area": "660.00",
"squareMeterArea": "61.32",
"expectedRate": "4393.94",
"percentage": "20"
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"saleableArea": {
"area": "762",
"squareMeterArea": "70.79",
"expectedRate": "3805.77",
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"property": "Samruddhi Hill View, Karjat",
"area": "550",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "-",
"source": "Nobroker.com",
"expectedPrice": "2900000",
"expectedRate": "5272.73",
"builtUpExpectedRate": "4393.94",
"image": "cases/67ad984419ca979ae9486963/
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"squareMeter": "51.10",
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    "expectedRate": "4982.78",
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  "builtUpArea": {
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    "squareMeterArea": "59.42",
    "expectedRate": "4152.31",
    "percentage": "20"
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "2",
  "source": "Index_no.2",
  "expectedPrice": "2655820",
  "expectedRate": "4982.78",
  "builtUpExpectedRate": "4152.31",
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  "squareMeter": "49.52",
  "id": "211075"
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    "squareMeterArea": "31.40",
    "expectedRate": "4748.52",
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  "squareMeterArea": "37.68",
  "expectedRate": "3957.10",
  "percentage": "20"
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"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "67bebd608b4dad9a754d7812",
"property": "Diksal Village",
"area": "338",
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"areaType": "Carpet",
"floor": "1",
"source": "Index_no.2",
"expectedPrice": "1605000",
"expectedRate": "4748.52",
"builtUpExpectedRate": "3957.10",
"image": "cases/67ad984419ca979ae9486963/
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"squareMeter": "31.40",
"id": "856939"
}
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    "status": false,
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View Co-op. Hsg. Soc. Ltd., Opp. Bhivpuri Railway Station, Village - Diksal, Karjat,
Taluka - Karjat, District - Raigad, PIN - 410 201, State - Maharashtra, India",
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"email": "",
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Ft. = 32.00\nTotal Carpet Area in Sq. Ft. = 437.00\n(Area as per Actual Site
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Name	Length	Width	Total
Composition :			
Bedroom	9'1"	13'1"	118.84
Toilet	3'7"	8'3"	29.56
Passage	7'00"	3'00"	21.00
Kitchen	6'5"	8'7"	55.08
Toilet	4'00"	7'2"	28.67
Living Room	16'2"	9'5"	152.24
Other Composition :			
Flowerbed	9'1"	1'00"	9.08
Flowerbed	6'5"	2'1"	13.37
Flowerbed	9'6"	1'00"	9.50