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  "typeOfReport": {
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    "RVDSValues": false,
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "firstName": "Atul",
    "type": "CREDITOFFICER",
    "_id": "67342e940b8f93c1cf1c3a20",
    "email": "atul.landge123@gmail.com",
    "lastName": "Landge",
    "mobileNo": "",
    "workMobileNo": "9768604755"
  },
  "fees": {
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    "propertyValue": "0",
    "discussWithPerson": "Atul",
    "expectedFees": null,
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  "shortName": "VCIPL/Mumbai",
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  "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",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"staff": {
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  "_id": "60b7177d2ffdf65bcd65882a",
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "lastName": "Velonde",
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  "shortName": "SSV",
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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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"rateVerifier": {
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
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    "designation": "Back Office Team Leader",
    "shortName": "BS",
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  },
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    "role": "MAKER",
    "firstName": "Pradnya ",
    "email": "pradnya@vastukala.org",
    "lastName": "Rasam",
    "mobileNo": "9529385821",
    "designation": "",
    "shortName": "PR",
    "workWithDocumentMaker": "60f9147bf3dd69653a591e8c",
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          "label": "Registered Valuer"
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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      "label": "FIIV"
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    "number": "AM161706-3"
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    "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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"geo": {
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    19.211372635036728
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  "schedule": [
    {
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      "remark": ""
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  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-20T16:21:13.573Z",
      "remark": ""
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      "status": "COMPLETED",
      "dateTime": "2025-02-20",
      "remark": "MANUAL_IN_TASK"
    }
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    "name": "Carpet",
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    "value": "Carpet"
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    "key": "country",
    "value": "Country - India",
    "label": false
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    "key": "village",
    "value": "Majiwade",
    "label": true
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"city": {
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Thane",
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  "label": true
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  "key": "buildingName",
  "value": "Rustomjee La Vie",
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  "value": "",
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"street1": {
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "name": "Wing",
  "key": "wing",
  "value": "B",
  "label": true
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"projectName": {
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  "name": "Project Name",
  "key": "projectName",
  "value": "Rustomjee Urbania Township",
  "label": false
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  "label": true
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  "name": "New/Current Survey No.",
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"key": "newSurveyNumber",
"value": "328/2, 328/3/A(Part), 328/3/D(Part) & others ",
"label": true
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"hisNo": {
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  "key": "hisNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "1002",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
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  "key": "SRO",
  "value": "",
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "name": "Postal Code",
  "key": "postalCode",
  "value": "PIN - 400 601",
  "label": false
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"suburb": {
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  "key": "suburb",
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  "label": false
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  "roof": {
    "value": "Proposed_R.C.C._Slab",
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"label": "Proposed R.C.C. Slab"
},
"flooring": {
  "label": "Proposed Vitrified tiles flooring",
  "value": "Proposed_Vitrified_tiles_flooring"
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"doors": {
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  "value": "Proposed_Teak_wood_door_frame_with_flush_doors"
},
"windows": {
  "label": "Proposed Powder coated aluminium sliding windows",
  "value": "Proposed_Powder_coated_aluminium_sliding_windows"
},
"fittings": {
  "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring",
  "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Concealed_wiring"
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"finishing": {
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  "label": "Proposed Cement Plastering"
}
},
"general": {
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    "label": "Joint Ownership"
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    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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"west": "Internal Road & Open Plot",
"south": "RG Road",
"east": "Wing - A"
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"asPerDocumentAgreement": {
"north": "Survey No. 329/2(Part) of Village Majiwade, Taluka & District Thane ",
"west": "Survey No. 329/2(Part) of Village Majiwade, Taluka & District Thane ",
"south": "Survey No. 329/2(Part) of Village Majiwade, Taluka & District Thane ",
"east": "La Vie Wing A"
},
"unitBoundaries": {
"asPerActual": {
"north": "Building is under construction ",
"east": "Building is under construction ",
"south": "Building is under construction ",
"west": "Building is under construction "
},
"asPerDocument": {
"north": "Marginal Space ",
"east": "Flat No. 1003",
"south": "Flat No. 1001",
"west": "Marginal Space "
},
"isDisplay": false,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
"buses": {
"title": "Buses"
},
"taxies": {
"title": "Taxies"
},
"auto": {
"title": "Auto"
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"privateCars": {
"title": "Private Cars"
}
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 2 Bedrooms + Living Room/Dining + Kitchen + Passage + 2 Toilets. (i.e. 2BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. S05 / 022 / 10 / TMCB / TDD / 0006 / [P/C] / 2023 / Auto DCR dated 15.09.2023 issued by TMC.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction "

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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
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  "compositions": []
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "137600",
  "landRate": "41400",
  "igrImage": "cases/67b5c4c8c594f0b7b6570296/igr_1740038080430_Image.png",
  "squareMeterGuideLineRate": "144480.00",
  "squareFeetGuideLineRate": "13423.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "137600.00",
  "squareMeterGuideLineRate": "144480.00",
  "squareFeetGuideLineRate": "13423.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available "
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"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per TMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "waterTank": {
    "label": "Proposed Municipal Water Supply",
    "value": "Proposed_Municipal_Water_Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Along with One Car Parking Space ",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "",
    "month": "1",
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"year": "2026",
"fullDate": "1/1/2026"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
},
"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
  "label": "Building is under construction ",
  "value": "Building_is_under_construction_"
},
"materialUsedList": {
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  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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  "value": "Building_is_under_construction_"
}
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},
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  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "label": "Building Under Construction",
  "value": "Building_Under_Construction"
},
"systemOfAirConditioning": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "4",
"noOfPodium": "0",
"noOfAmenityFloors": "01",
"noOfFloors": "53",
"flatFloorNo": "10",
"noOfLifts": "7",
"noOfDwellingUnitsInBuilding": "10"
},
"finalPlinthArea": {
  "area": "661.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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},
"routeMap": {
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    "routeLat": "19.210946",
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    "routeDistance": "5.1 Km. ",
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      "name": "77bo8s",
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routeMap_1740134722490_Image.png"
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  "number": "2310686",
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    "orientation": "landscape"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "23764.00"
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  "saleableRateRange": {
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  "quantity": "0.00",
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  "isEditable": true
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"PAYMENT_COLLECT": false,
"COMPLETED": false
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"empanelmentNo": [
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"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerName": "Mrs. Chitra Avinash Gadge & Mr. Avinash Kausram Gadge",
"ownerPhoneNo": "9969285481",
"appAddress": "Flat no. 1002, 10th Floor, Wing - B, Rustomjee La Vie, Rustomjee
Urbania, Majiwade, Thane",
"remark": "Value confirm with Binu sir ",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
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    },
    "Promoter": "M/s. Kapstone Constructions Pvt. Ltd.",
  }
]
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"to": {
  "value": "Allottee",
  "label": "Allottee"
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"Allottee": "Mrs. Chitra Avinash Gadge & Mr. Avinash Kausram Gadge",
"number": {
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  "label": "No"
},
"No": "4504 / 2025"
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      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
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    "label": "Thane Municipal Corporation"
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    "label": "No"
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    "label": "RERA Certificate"
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
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      "label": "No"
    },
    "No": "P51700053110"
  },
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Feb 19 2025 11:47:20 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Chitra Avinash Gadge & Mr. Avinash Kausram Gadge",
    "phone": "9969285481",
    "ownershipShare": "",
    "email": "",
    "id": "765659"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
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    "area": "600",
    "providedByName": "Mrs. Chitra Avinash Gadge And Mr. Avinash Kasuram Gadge",
    "providedByContactNo": "9969285481"
  }
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    "value": "652d16a0316e1359cebd3c15"
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    "label": "Square Feet"
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  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "55.83",
  "totalAreaDocument": "601",
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  "docFinalBUILTUp": "661.10",
  "docFinalBUILTUpSquareMeter": "61.42",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "772704"
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      "expectedRate": "22346.85",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "118.44",
      "expectedRate": "20315.32",
      "percentage": "10"
    },
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      "squareMeterArea": "142.13",
      "expectedRate": "16929.43",
      "percentage": "20"
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    "property": "Residential Flat",
    "area": "1159",
    "builtUpPercentage": "10",
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"rateType": "price_Indicator",
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"floor": "",
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"expectedRate": "22346.85",
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"id": "620004"
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"squareMeterArea": "52.95",
"expectedRate": "26140.35",
"percentage": ""
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"area": "627.00",
"squareMeterArea": "58.25",
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"squareMeterArea": "69.90",
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"percentage": "20"
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  "floor": "",
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  "expectedRate": "22135.02",
  "builtUpExpectedRate": "20122.75",
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  "id": "512145"
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    "squareMeterArea": "59.64",
    "expectedRate": "21272.59",
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      "squareMeterArea": "78.73",
      "expectedRate": "16115.60",
      "percentage": "20"
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    },
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    "property": "Residential Flat ",
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    "rateType": "sale_Instance",
    "areaType": "Carpet",
    "floor": "",
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    "expectedPrice": "13657000",
    "expectedRate": "21272.59",
    "builtUpExpectedRate": "19338.71",
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    "squareMeter": "59.64",
    "id": "176616"
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