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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "Santosh",
    "type": "CREDITOFFICER",
    "_id": "66ab30cae5fbb63729f57b2a",
    "email": "rm409276@sbi.co.in",
    "lastName": "Dwivedi",
    "mobileNo": "",
    "workMobileNo": "88828 4040"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000019",
  "type": "BRANCH",
  "name": "Diamond Branch (BKC)",
  "email": "sbi.09276@sbi.co.in",
  "mobileNo": "022-2675 2300",
  "alternateMobileNo": "",
  "address": "D/3, West Core, Bharat Dimond Bourse, Bandra-Kurla Complex, Bandra
(East), Mumbai - 400 051, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - BHARAT DIAMOND BRANCH",
  "fax": "022-2675 2381",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "lastName": "chavan",
  "mobileNo": "8390804382",
  "shortName": "BH",
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  "role": "SITEENGINEER+MAKAR+CHECKER",
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  "email": "prayush@vastukala.org",
  "lastName": "Parekh ",
  "mobileNo": "9767983840",
  "designation": "",
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  "workWithDocumentMaker": "",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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  "designation": ""
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"maker": {
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    "lastName": "Chalikwar",
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    ],
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  "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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      "remark": "MANUAL_IN_TASK"
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  ]
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  "label": false
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  "value": "East",
  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "label": false
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  },
  "flooring": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  "west": "Lotus Enpar Residency",
  "south": "Internal Road",
  "east": "Trade World Building"
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  "south": "Details not available",
  "east": "Details not available"
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    "east": "Internal Road",
    "south": "Passage",
    "west": "Passage"
  },
  "asPerDocument": {
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    "east": "Details not available",
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"privateCars": {
  "title": "Private Cars"
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that the construction is as per sanctioned plan. ",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
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  "compositions": []
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  "depreciationPercentage": "9",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "70330",
  "depreciatedBuildingRate": "2730"
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  "landRate": "126110",
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  "squareFeetGuideLineRate": "36056.00"
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"igrFinalRate": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "monthlyRent": "N.A.",
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  "taxPaidHolderName": "Rita V. Shah",
  "taxAmount": "1,08,794.00",
  "electricityServiceConnectionNo": "9000 0125 5629",
  "meterCardHolderName": "Vinod Jayantilal Shah & Smt. Varsha Arvind Shah",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "6\" Thk. Brick Masonery"
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"label": "Municipal Water Supply"
},
"pavementLaid": {
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"carParking": "Along with Four Stilt Car Parking Space No. P7175 , P8114, P8115 &
P8017",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2019",
  "fullDate": "1/1/2019"
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"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"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
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"structuralSafety": {
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  "label": "Good"
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  "label": "Information not available"
},
"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
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    "label": "As Per Part Occupancy Certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "54",
  "ageOfBuilding": "6",
  "noOfBasement": "",
  "noOfPodium": "12",
  "noOfAmenityFloors": "",
  "noOfFloors": "76",
  "flatFloorNo": "52",
  "noOfLifts": "6",
  "noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "5811.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1741845001065_Image.png",
    "routeLat": "19.003064",
    "routeLng": "72.826638",
    "stationName": "Lower Parel",
    "routeDistance": "1.1 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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    0
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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"locationMapImg": [
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  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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"compositionImages": []
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "lessTotalValue": 0,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
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"ownerPhoneNo": "9820495179",
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Tower, World One Co-Op. Hsg. Soc. Ltd., World One Project, Senapati Bapat Marg,
Village - Lower Parel Division, District - Mumbai, Lower Parel , PIN Code - 400 013,
State - Maharashtra, India",
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      "number": {
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  "number": {
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"The_Apartment_Owner": " Rita V. Shah",
"number": {
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    "datetime": "Mon Mar 10 2025 05:33:25 GMT+0000 (Coordinated Universal Time)"
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    "phone": "9820495179",
    "ownershipShare": "",
    "email": "",
    "id": "466012"
  }
],
"proposePurchasers": [],
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    "length2": "00",
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    "extraAreas": [],
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  "length1": "0",
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  "extraAreas": [],
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    "label": "Square Feet"
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  "width1": "0",
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  "extraAreas": [],
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"extraAreas": [],
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    "label": "Square Feet"
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  "extraAreas": [],
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    "label": "Square Feet"
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  "length1": "0",
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  "extraAreas": [],
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    "label": "Square Feet"
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "builtUpArea": {
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  "floor": "",
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  "orientation": "landscape"
},
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externallmg_1741596154616_IMG_20250308154237935.jpg",
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externallmg_1741596154697_IMG_20250308154239112.jpg",
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processingDocuments/1741841206734_Reference_report.pdf",
    "size": "1931692",
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  "updatedAt": "2025-03-17T04:01:10.593Z",
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  "addressForMap": "",
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  "email": "",
  "isExternal": "false",
  "isUrgent": "false",
  "ownershipShare": "",
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  "purchaseValueAsPerDocument": "",
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  "buildingServicesRate": "3000",
  "finalAreaType": "Carpet Area",
  "finalAsPerArea": "Agreement for sale",
  "finalBuiltUpPercentage": "20",
  "finalCarpetConvertToBuiltUpPer": "20",
  "finalMeasurementType": "Sq. Ft.",
  "finalValuationAreaString": "Carpet Area in Sq. Ft. = 4843.00",
  "flatRate": "70600",
  "landOtherRate": "67600",
  "shopDetails": {
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    "roadFacing": false,
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  "landDetails": {
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"label": "Free Hold",
"value": "Free_Hold"
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"leaseTo": "",
"remainingLeasePeriod": 0,
"leaseDate": ""
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"briefDescOfProperty": "5 Bedroom + Living Room + Kitchen + Dining + Servent
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Composition :			
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Dining	0'00"	0'00"	0.00
Bedroom	0'00"	0'00"	0.00
Bedroom	0'00"	0'00"	0.00
Bedroom	0'00"	0'00"	0.00
Bedroom	0'00"	0'00"	0.00



Bedroom	0'00"	0'00"	0.00
Servent Room	0'00"	0'00"	0.00
Kitchen	0'00"	0'00"	0.00
Toilet	0'00"	0'00"	0.00
Toilet	0'00"	0'00"	0.00
Toilet	0'00"	0'00"	0.00
Toilet	0'00"	0'00"	0.00
Toilet	0'00"	0'00"	0.00
Other Composition :			