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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "proposePurchaser": false,
    "RVDSValues": false
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  "purposeOfValuation": {
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
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    "firstName": "Swarup Shivane",
    "email": "0_default_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-8668951779"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "3400000",
    "discussWithPerson": "Swarup Shivane",
    "expectedFees": 1700,
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  "organization": {
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"name": "Mumbai",
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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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  "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": "Residential"
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    "lastName": "Velonde",
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    "shortName": "SSV",
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    "role": "SITEENGINEER",
    "firstName": "Barkat",
    "email": "barkathodekar68@gmail.com",
    "lastName": "Hodekar",
    "mobileNo": "8879011615",
    "designation": "Site Engg",
    "shortName": "Barkat",
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    "firstName": "Nitesh",
    "email": "nitesh.khedekar@vastukala.org",
    "lastName": "Khedekar",
    "mobileNo": "8369040652",
    "designation": "",
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  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
  "shortName": "P",
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        "value": "IBBI/RV/07/2018/10366",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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      "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
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  "value": "BANK"
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  "longitude": "72.90297545092419"
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  "coordinates": [
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      "remark": ""
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      "dateTime": "2023-08-22",
      "remark": "MANUAL_IN_TASK"
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  "key": "buildingName",
  "value": "Vanrai 10/J/1 S.R.A. Co-Op. Hsg. Soc. Ltd.",
  "label": false
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  "label": false
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  "name": "Landmark",
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  "label": true
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  "key": "SRO",
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  "key": "postalCode",
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  "key": "suburb",
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  "label": false
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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  },
  "windows": {
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  "fittings": {
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "Yes"
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  "asPerActualAgreement": {
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    "south": "Internal Road & Shree Mauli CHSL",
    "east": "Road"
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    "south": "Details not available",
    "east": "Details not available"
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"depreciatedBuildingRate": "2254"
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  "squareFeetGuideLineRate": "17644.00"
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  "squareFeetGuideLineRate": "16541.00",
  "squareMeterGuideLineRate": "178050.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "8000.00",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
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  "electricityServiceConnectionNo": "Details not available",
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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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": {
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    "label": "No"
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  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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    "label": "Plain Looking"
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    "month": "1",
    "year": "2010",
    "fullDate": "1/1/2010"
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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"
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    "label": "RCC Framed Structure"
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"value": "Normal",
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"materialUsedList": {
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"value": "Normal",
"label": "Normal"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"systemOfAirConditioning": {
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  "label": "Information not available"
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "47",
"ageOfBuilding": "13",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "270.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Metro Station"
    },
    "routeMapImg": "cases/64e34cecae896715ef804c4a/
routeMap_1692700237668_Image.png",
    "routeLat": "19.110000",
    "routeLng": "72.903056",
    "stationName": "Saki Naka",
    "routeDistance": "3.2 Km"
  },
  "finalLatLng": {
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      null,
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    null
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  "type": "Point"
},
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  "finallatlng": true
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    "name": "qic82k",
    "image": "cases/64e34cecae896715ef804c4a/
routeMap_1692700255954_Image.png"
  }
]
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "80",
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"outward": {
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  "number": "2302161",
  "dayCount": "20",
  "monthCount": "307",
  "generatedBy": "627221f4afd7d55eddeddcb4"
},
"rateVerify": {
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  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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},
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"externalBrickWork": {
  "label": "External Brick Work",
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"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
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  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
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"isHideFloor": false,
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},
"externalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
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},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "status": false
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"workCompleted": {
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}
},
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      "orientation": "portrait"
    }
  ],
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      "path": "cases/64e34cecae896715ef804c4a/
externallmg_1692680940244_1692680796827_image_1.jpeg",
      "orientation": "portrait"
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  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Living Room",
      "path": "cases/64e34cecae896715ef804c4a/
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    },
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      "name": "Living Room",
      "path": "cases/64e34cecae896715ef804c4a/
externallmg_1692681252768_1692681093030_image_6.jpeg",
      "orientation": "portrait"
    }
  ]
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"indicatorRange": {
  "carpetRateRange": {
    "min": "14222",
    "max": "16889"
  },
  "builtUpRateRange": {
    "min": "11852",
    "max": "14075"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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  }
},
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  "isEditable": true
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"kitchenArrangements": {
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  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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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,
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"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "225.00",
"empanelmentNo": [
  "SME/TCC/2021-22/86/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"_id": "64e34cecae896715ef804c4a",
"ownerName": "Mr. Vilas Dagadu Suryawanshi",
"ownerPhoneNo": "9594675311",
"appAddress": "Flat no. 005, Ground floor, Building no. 10, Wing - J1, Vanrai SRA
CHS, Sangharsh Nagar, Chandivali Farm road, Andheri East ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "29/05/2023",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mrs. Anusayabai Nathu Surdakar ",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Vilas Dagadu Suryawanshi"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "350847",
    "path": "cases/64e34cecae896715ef804c4a/
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"fileName": "document_1692618169291_Agreemet_10_J_00501vilas_02.pdf"
},
{
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    "label": "Society Registration Certificate"
  },
  "inputs": {
    "documentDate": "17/11/2014",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "-"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1692622214148_244763.pdf",
  "path": "cases/64e34cecae896715ef804c4a/
document_1692622214148_244763.pdf",
  "id": "956504",
  "uploadedBy": "6006d4ce5080a310ac1fdcf2",
  "createdAt": "Mon Aug 21 2023 18:48:54 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "18/07/2003",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / DDTP / 174 / L / PL / AP"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "643800",
  "path": "cases/64e34cecae896715ef804c4a/
document_1692622365056_265911.pdf",
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"fileName": "document_1692622365056_265911.pdf"
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{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "06/08/2010",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / DDTP / 174 / L / PL / AP / OCC"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "627805",
  "path": "cases/64e34cecae896715ef804c4a/
document_1692622449722_206028.pdf",
  "fileName": "document_1692622449722_206028.pdf"
}
],
"caseNumber": "003264",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "281454",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Aug 21 2023 17:09:24 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Vilas Dagadu Suryawanshi",
    "phone": "9594675311",
    "ownershipShare": "",
    "email": "",
    "id": "299283"
  }
],
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "label": "Square Feet"
    },
    "id": "3",
    "name": "Living Room",
    "length": "",
    "length1": "14",
    "length2": "0",
    "width": "",
    "width1": "9",
    "width2": "5",
    "totalArea": "131.83",
    "images": [],
    "finalArea": "131.83",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "8.00",
    "length1": "8",
    "length2": "0",
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    "width1": "9",
    "width2": "3",
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    "images": [],
    "extraAreas": [],
    "finalArea": "74.00"
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  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "3",
    "name": "Toilet",
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"length": "",
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"length2": "0",
"width": "",
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"width2": "3",
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"finalArea": "34.00",
"extraAreas": []
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "20.90",
  "totalAreaDocument": "225.00",
  "docBuiltpUpPercentage": "20",
  "docFinalBuiltpUp": "270.00",
  "docFinalBuiltpUpSquareMeter": "25.08",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "454344"
}
],
"images": [],
"indicatorArr": [
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  "property": "Studio Apartment for sale in SUKH SAGAR SRA, Chandivali, Powai, Mumbai",
  "area": "225.00",
  "builtpUpPercentage": "20",
  "saleablePercentage": "0",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"source": "Housing.Com",
"expectedPrice": "3200000.00",
"expectedRate": "14222.22",
"builtUpExpectedRate": "11851.85",
"image": "cases/64e34cecae896715ef804c4a/
indicator_1692622759774_Image.png",
"squareMeter": "20.90",
"id": "592220"
},
{
  "printlnReport": true,
  "_id": "64e362acae896715ef8093c6",
  "property": "SUKH SHANTI SRA SANGHARSH NAGAR, Chandivali, Powai,
Mumbai",
  "area": "225.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Housing.Com",
  "expectedPrice": "3500000.00",
  "expectedRate": "15555.56",
  "builtUpExpectedRate": "12962.96",
  "image": "cases/64e34cecae896715ef804c4a/
indicator_1692622859834_Image.png",
  "squareMeter": "20.90",
  "id": "540058"
},
{
  "printlnReport": true,
  "_id": "64e362acae896715ef8093c7",
  "property": "Sangharsh Nagar CHS Studio 225 Sq.Ft. Apartment in Chandivali
Mumbai",
  "area": "225.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "square_yards",
  "expectedPrice": "3800000.00",
  "expectedRate": "16888.89",
  "builtUpExpectedRate": "14074.07",
  "image": "cases/64e34cecae896715ef804c4a/
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    "squareMeter": "20.90",
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"externalImages": [
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    "orientation": "portrait"
  },
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    "status": false,
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    "path": "cases/64e34cecae896715ef804c4a/
externalImg_1692680940244_1692680796827_image_1.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "64e44451ae896715ef81075d",
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    "path": "cases/64e34cecae896715ef804c4a/
externalImg_1692680943750_1692680796827_image_2.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
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    "name": "externalImg_1692680948170_1692680796827_image_3.jpeg",
    "path": "cases/64e34cecae896715ef804c4a/
externalImg_1692680948170_1692680796827_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/64e34cecae896715ef804c4a/
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    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_1692680953639_1692680796827_image_5.jpeg",
    "path": "cases/64e34cecae896715ef804c4a/
externallmg_1692680953639_1692680796827_image_5.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "64e44451ae896715ef810761",
    "name": "externallmg_1692681051521_1692680796827_image_6.jpeg",
    "path": "cases/64e34cecae896715ef804c4a/
externallmg_1692681051521_1692680796827_image_6.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/64e34cecae896715ef804c4a/
externallmg_1692681078071_1692680796827_image_7.jpeg",
    "orientation": "portrait"
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  {
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    "status": false,
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    "path": "cases/64e34cecae896715ef804c4a/
externallmg_1692681226596_1692681093030_image_0.jpeg",
    "orientation": "portrait"
  },
  {
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    "path": "cases/64e34cecae896715ef804c4a/
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"orientation": "portrait"
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  "path": "cases/64e34cecae896715ef804c4a/
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  "orientation": "portrait"
},
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  "name": "externallmg_1692681241874_1692681093030_image_3.jpeg",
  "path": "cases/64e34cecae896715ef804c4a/
externallmg_1692681241874_1692681093030_image_3.jpeg",
  "orientation": "portrait"
},
{
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  "status": false,
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  "name": "externallmg_1692681247704_1692681093030_image_4.jpeg",
  "path": "cases/64e34cecae896715ef804c4a/
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  "orientation": "portrait"
},
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  "path": "cases/64e34cecae896715ef804c4a/
externallmg_1692681251157_1692681093030_image_5.jpeg",
  "orientation": "portrait"
},
{
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  "_id": "64e44451ae896715ef810769",
  "name": "externallmg_1692681252768_1692681093030_image_6.jpeg",
  "path": "cases/64e34cecae896715ef804c4a/
externallmg_1692681252768_1692681093030_image_6.jpeg",
  "orientation": "portrait"
}
```

```
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    {
      "type": "MEASUREMENT_IMAGE",
      "status": false,
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      "name": "externalImg_1692680884981_1692680715696_image_0.jpeg",
      "path": "cases/64e34cecae896715ef804c4a/
externalImg_1692680884981_1692680715696_image_0.jpeg",
      "orientation": "portrait"
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      "status": false,
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      "name": "externalImg_1692680896602_1692680715696_image_1.jpeg",
      "path": "cases/64e34cecae896715ef804c4a/
externalImg_1692680896602_1692680715696_image_1.jpeg",
      "orientation": "portrait"
    }
  ],
  "externalDocuments": [],
  "processingDocuments": [],
  "createdAt": "2023-08-21T11:39:24.851Z",
  "updatedAt": "2023-08-23T04:28:34.427Z",
  "__v": 0,
  "updatedBy": "627221f4afd7d55eddeddcb4",
  "fullAddress": "Residential Flat No. 5, Ground Floor, Building No 10, Wing - J1, Vanrai
10/J/1 S.R.A. Co-Op. Hsg. Soc. Ltd., Sangharsh Nagar, Chandivali Farm Road, Village -
Chandivali, Municipality Ward No. L Ward, Andheri (East), Mumbai, Taluka - Kurla ,
District - Mumbai Suburban , PIN Code - 400 072, State - Maharashtra, India",
  "addressForMap": "",
  "caseReferredBy": "60b7177d2ffdf65bcd65882a",
  "contactPersonName": "Vilas Suryawanshi",
  "email": "",
  "isExternal": "false",
  "isUrgent": "false",
  "ownershipShare": "",
  "purchaseValueAsPerDocument": "",
  "relationWithOwner": "self",
  "siteVisitContactNo": "9594675311",
  "buildingServicesRate": "2800.00",
  "finalAreaType": "Carpet Area",
  "finalAsPerArea": "Agreement For Sale",
  "finalBuiltUpPercentage": "20",
  "finalCarpetConvertToBuiltUpPer": "20",
  "finalMeasurementType": "Sq. Ft.",
```

```

"finalValuationAreaString": "Carpet Area in Sq. Ft. = 225.00",
"flatRate": "15600.00",
"landOtherRate": "12800",
"briefDescOfProperty": "Living Room + Kitchen + Toilet",
"carpetTotal": "239.83",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "287.80",
"finalCarpetArea": "239.83",
"finalSalableArea": "316.58",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00",
"siteVisitDate": "2023-08-22",
"reportGeneratedDate": "Tue Aug 22 2023 09:27:21 GMT+0530 (India Standard Time)"

```

}

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
<b>Composition :</b>			
Living Room	14'0"	9'5"	131.83
Kitchen	8'0"	9'3"	74.00
Toilet	8'0"	4'3"	34.00
<b>Other Composition :</b>			