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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "6576c5389e3cbd4940a7af54",
    "firstName": "Nitin ",
    "lastName": "Padvi",
    "mobileNo": "",
    "workMobileNo": "9422539583",
    "email": "nitin.padvi@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "8500000",
    "discussWithPerson": "Nitin ",
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  "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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  "branchCode": "000088",
  "type": "BRANCH",
  "name": "RACPC- Chinchpokli ",
  "email": "sbi.17889@sbi.co.in",
  "mobileNo": "022-23707514",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, Mumbai South Voltas
House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State
- Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - CHINCHPOKALI",
  "fax": "022-23707512 / 13",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "firstName": "Shantilal",
  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
  "workWithDocumentMaker": "",
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},
"siteEngineer": {
  "type": "EMPLOYEE",
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  "role": "SITEENGINEER",
  "firstName": "Suraj",
  "email": "suraj@vastukala.org",
  "lastName": "Zore",
  "mobileNo": "8652448654",
  "designation": "",
  "shortName": "SZ",
  "workWithDocumentMaker": "60092304a16fab0f2af9b0c2",
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"rateVerifier": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "firstName": "Prajakta",
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"email": "prajakta@vastukala.org",
"lastName": "Patil",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
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        "number": "CAT-I-F-1763"
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        "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.98181972946604"
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"marketAnalysisAndRemark": {
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    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Dhokali",
    "label": true
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  "label": true
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  "value": "",
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  "value": "Thane",
  "label": true
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  "value": "",
  "label": true
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "A (as per approved plan - Building No. 2)",
  "label": true
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  "value": "",
  "label": false
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  "label": true
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  "key": "newSurveyNumber",
  "value": "81/1, 87/2P, 88/5/2P & 88/5/3P of Village - Dhokali, ",
  "label": true
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "2606",
  "label": false
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"key": "municipalityWardNo",
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"khataNo": {
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  "label": false
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  "key": "mouza",
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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  "value": "Thane (West)",
  "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
  },
  "doors": {
    "value": "Proposed_Teak_wood_door_frame_with_flush_doors",
    "label": "Proposed Teak wood door frame with flush doors"
  },
  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
  },
  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "finishing": {
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    "label": "Building Under Construction"
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},
"general": {
  "ownership": {
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  "populationGroupList": {

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    "value": "Urban",
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  "townplanApprovedByList": {
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    "label": "Thane Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Club House",
    "west": "Open Plot",
    "south": "Internal Road & Open Plot",
    "east": "Building No. 1 & Dhokali Balkum Road"
  },
  "asPerDocumentAgreement": {
    "north": "S. No. 87/1 & 88/5",
    "west": "S. No. 79/3",
    "south": "15 Mtrs. Wide D.P. Road",
    "east": "25 Mtrs. Wide D.P. Road"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
    },
    "asPerDocument": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
    }
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "As per Site Information, the composition of flat is 2
Bedrooms + Living Room + Kitchen + 2 Toilets.",
"dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not
verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
},

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"compositeRate": {
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Measurement & Photographs of the property. Details about the work progress status
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "116300",
  "landRate": "37500",
  "igrImage": "cases/65bd23516635d840ef5aaf3c/igr_1706935617693_Image.png",
  "squareMeterGuideLineRate": "133745.00",
  "squareFeetGuideLineRate": "12425.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "94",
  "rate": "11889.00",
  "squareFeetGuideLineRate": "11889.00",
  "squareMeterGuideLineRate": "127970.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "32000/- Expected rental income per month after completion",
  "assessmentNo": "Details not available",
  "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",
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"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed Basement Car Parking",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
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  "planningArea": {
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    "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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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": "Building_Under_Construction",
  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"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"
},
"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"provisionOfFirefighting": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"groundStilt": {
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"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "2",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "32",
"flatFloorNo": "26",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
"area": "746.90",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
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routeMap_1707108310943_Image.png",
    "routeLat": "19.223075",
    "routeLng": "72.980974",
    "stationName": "Thane",
    "routeDistance": "4.6 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "arf9i7",
      "name": "arf9i7",
      "image": "cases/65bd23516635d840ef5aaf3c/
routeMap_1707108253270_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "12561500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "12561500.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "36",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
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"label": "Internal Brick Work",
"floorsCompleted": "36",
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"isHideFloor": false,
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"externalBrickWork": {
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"window": {
"label": "Window",
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"floorsCompleted": "18",
"percentage": "5.00",
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"status": true
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"liftInstallation": {
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": true
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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"workCompleted": {
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    "floorsCompleted": "",
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    "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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externallmg_r_1707052091236_1707052222125_image_3.jpg",
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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    "min": "17391",
    "max": "19167"
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  "builtUpRateRange": {
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    "max": "15973"
  }
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"detailsOfValuation": {
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  "ratePerUnit": "0.00",
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"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,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "679.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "SITEVISITCOMPLETED",
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"ownerName": "M/s. Siddhi Gaurav Enterprises",
"ownerPhoneNo": "7065567646",
"appAddress": "Flat no 2606\nHighland park\nbuilding No 2 k 25\nDokali Thane ",
"remark": "all documents in Mumbai id ",
"documents": [
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    "documentType": {
      "value": "60ae124aaa6d152c1801b2f8",
      "label": "Draft Agreement"
    },
    "inputs": {
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        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Siddhi Gaurav Enterprises",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Sagar Sanjay Sakpal"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "346761",
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    "fileName": "document_1706934844309_DRAFT_0001.pdf"
  },
  {
    "documentType": {
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      "label": "RERA Certificate"
    },
    "inputs": {
      "documentDate": "09/09/2021",
      "nameOfApprovingAuthority": {
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        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "Document_No",
        "label": "Document No"
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      "Document_No": "P51700005485"
    },
  },
]
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"isHardCopy": false,
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"id": "162557",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Mon Feb 05 2024 10:51:09 GMT+0530 (India Standard Time)"
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  "inputs": {
    "documentDate": "13/09/2022",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "V.P. No. S05 / 0085 / 14 - TMC / TDD / 4192 / 22"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/65bd23516635d840ef5aaf3c/document_1707110526520_cc.pdf",
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Mon Feb 05 2024 10:52:12 GMT+0530 (India Standard Time)"
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"caseNumber": "006721",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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    "id": "335701",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 02 2024 22:46:01 GMT+0530 (India Standard Time)"
  }
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"owners": [
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{
  "name": "M/s. Siddhi Gaurav Enterprises",
  "phone": "7065567646",
  "ownershipShare": "",
  "email": "",
  "id": "585713"
},
"proposePurchasers": [
  {
    "name": "Mr. Sagar Sanjay Sakpal",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae124aaa6d152c1801b2f8",
      "label": "Draft Agreement"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "999188",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "679",
    "squareMeterArea": "63.08",
    "docFinalBuiltUp": "746.9",
    "docFinalBuiltUpSquareMeter": "69.388",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "printlnReport": true,
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"_id": "65bdc5456635d840ef5ad6aa",
"property": "2 BHK Flat For Sale Highland Park, Kolshet Road, Thane",
"area": "720.00",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"source": "magic_bricks",
"expectedPrice": "13800000.00",
"expectedRate": "19166.67",
"builtUpExpectedRate": "15972.22",
"image": "cases/65bd23516635d840ef5aaf3c/
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"squareMeter": "66.89",
"id": "273664"
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  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "12000000",
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  "builtUpExpectedRate": "14492.75",
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  "id": "817737"
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  "areaType": "Carpet",
  "source": "magic_bricks",
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    "builtUpExpectedRate": "15453.30",
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "source": "magic_bricks",
    "expectedPrice": "16000000.00",
    "expectedRate": "17391.30",
    "builtUpExpectedRate": "14492.75",
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    "squareMeter": "85.47",
    "id": "374724"
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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"status": false,
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externalimg_r_1707052089679_1707052222125_image_1.jpg",
  "orientation": "portrait"
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  "status": false,
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"externalDocuments": [],
"processingDocuments": [],
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"remarks": [],
"createdAt": "2024-02-02T17:16:01.331Z",
"updatedAt": "2024-02-05T05:33:36.658Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
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"fullAddress": "Residential Flat No. 2606, 26th Floor, Building No K - 25, Wing - A (as
per approved plan - Building No. 2), Highland Park, Village - Dhokali, Thane (West),
Taluka - Thane, District - Thane, PIN Code - 400 607, State - Maharashtra, India",
"updatedBy": "627221f4afd7d55eddeddcb4",
"addressForMap": "",
"caseReferredBy": "62727444afd7d55eddee092c",
"contactPersonName": "Mr. Chirag",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Sagar Sanjay Sakpal",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Sales Manager",
"siteVisitContactNo": "9819203285",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Agreement",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 679.00",
"flatRate": "18500",
"landOtherRate": "15500",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
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"landDetails": {
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    "value": "Free_Hold"
  }
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"leaseDetails": {
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    "leaseDate": ""
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"finalSaleablePercentage": "0",
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"carpetTotal": "0",
"extendOfSiteRemark": "",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
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Time)",
"siteVisitDate": "2024-02-04"
}

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Name	Length	Width	Total
Composition :			
Other			
Composition :			