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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "proposePurchaser": false,
    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Fair_Market_Value"
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    "type": "CREDITOFFICER",
    "_id": "6363aa704d42487767aeaf99",
    "firstName": "SUNIL BHOSALE",
    "lastName": "BHOSALE",
    "mobileNo": "9004074579",
    "email": "sunil.bhosale@sbi.co.in",
    "workMobileNo": "9004074579"
  },
  "fees": {
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    "expectedFees": null,
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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": "4205 ",
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  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai
samachar marg Fort."
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
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  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60af3d172ffdf65bcd6585cd\\
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"siteEngineer": {
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  "_id": "63fc575ece84bf289ba9e82d",
  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "_id": "60092304a16fab0f2af9b0c2",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "role": "MAKER",
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  "designation": "",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
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    "mobileNo": "8369040652",
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      "type": "EMPLOYEE",
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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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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    {
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      "remark": "MANUAL_IN_TASK"
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
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  "label": false
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "Malad (West), Mumbai",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Liberty Garden Road No. 3",
    "south": "Saurabha Building ",
    "east": "Turel Pakhadi Road"
  },
  "asPerDocumentAgreement": {
    "north": "CTS No. 45",
    "west": "13.40 Mtrs. Wide Road ",
    "south": "CTS No. 42",
    "east": "CTS No. 43, 46 & 47"
  },
  "unitBoundaries": {
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      "east": "Details not available ",
      "south": "Details not available ",
      "west": "Details not available "
    },
    "asPerDocument": {
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      "south": "Details not available ",
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  }
}
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that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": ""
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "26000.00",
  "depreciatedBuildingRate": "3000"
},
"igrRate": {
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  "rate": "134160",
  "landRate": "58650",
  "igrImage": "cases/65cf3ab519837c7e5fdd979d/igr_1708923845351_Image.png",
  "squareMeterGuideLineRate": "147576.00",
  "squareFeetGuideLineRate": "13710.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "134160.00",
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  "squareFeetGuideLineRate": "13710.00"
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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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"value": "Owner_Occupied",
"label": "Owner Occupied"
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"monthlyRent": "N.A",
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MCGM norms ",
"tenantName": "",
"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Mechanical Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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"label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"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"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
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"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
  "value": "Good",
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "1",
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"flatFloorNo": "16",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "2"
},
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"finalPlinthArea": {
  "area": "495.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65cf3ab519837c7e5fdd979d/
routeMap_1708681922599_Image.png",
    "routeLat": "19.187111",
    "routeLng": "72.842083",
    "stationName": "Malad ",
    "routeDistance": "900 Mtrs."
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "kqvf6o",
      "name": "kqvf6o",
      "image": "cases/65cf3ab519837c7e5fdd979d/
routeMap_1708681731626_Image.png"
    }
  ]
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"valuation": {
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"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "11700000.00",
"finalValue": "11700000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
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  "number": "2305151",
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"underConstruction": {
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  "isHideFloor": false,
  "status": false
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"fullBuildingRcc": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"door": {
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},
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"flooringTilingKitchenPlatform": {
"label": "Flooring, Tiling, Kitchen Platform",
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"isHideFloor": false,
"status": false
},
"externalPainting": {
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"floorsCompleted": "",
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"liftInstallation": {
"label": "Lift Installation",
"floorsCompleted": "",
"percentage": "0.00",
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"status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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"externalDevelopmentFinalFinishing": {
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  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
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  "selectedBuildUpValue": "495.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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  "parkingImages": [],
  "societyNameBoardImage": [],
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    "orientation": "portrait"
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      "name": "Living Room",
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      "orientation": "portrait"
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  "carpetRateRange": {
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    "max": "27317"
  },
  "builtUpRateRange": {
    "min": "18750",
    "max": "22765"
  }
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    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "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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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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}
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"status": true,
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"ownerPhoneNo": "8769693526",
"appAddress": "Flat no 1602,16floor,Shri Jay sukh chs,plot no 89,Liberty Garden
housing colony Private Scheme No 1,Mamlatdar wadi Road,Malad West ",
"remark": "",
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      "value": "60ae1254aa6d152c1801b326"
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    "inputs": {
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        "label": "Developers"
      },
      "Developers": "M/s. Sai Siddhi Builders & Developers",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Babulal Narayan Ghanchi & Mrs. Meena Narayan Ghachi",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "4305 / 2023"
    },
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    "displayStatus": true,
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5399\_Babulal\_Narayan\_GhanchiSBI\_PBB\_Fort.pdf",  
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},  
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  "inputs": {  
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    "nameOfApprovingAuthority": {  
      "value": "Municipal_Corporation_of_Greater_Mumbai",  
      "label": "Municipal Corporation of Greater Mumbai"  
    },  
    "remark": " (As downloaded from MCGM site)",  
    "number": {  
      "value": "No",  
      "label": "No"  
    },  
    "No": "P - 6066 / 2020 / (44) / P / N Ward / Malad - W / OCC / 1 / New "  
  },  
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  "displayStatus": false,  
  "id": "204312",  
  "path": "cases/65cf3ab519837c7e5fdd979d/document_1708676948142_OC.pdf",  
  "fileName": "document_1708676948142_OC.pdf"  
},  
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    "label": "Commencement Certificate"  
  },  
  "inputs": {  
    "documentDate": "06/12/2020",  
    "nameOfApprovingAuthority": {  
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      "label": "Municipal Corporation of Greater Mumbai"  
    },  
    "number": {  
      "value": "No",  
      "label": "No"  
    },  
    "No": "P - 6066 / 2020 / (44) / P / N Ward / Malad - W / FCC/ 2 / Amend "  
  },  
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    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Fri Feb 23 2024 14:00:54 GMT+0530 (India Standard Time)"
  },
  {
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    },
    "inputs": {
      "documentDate": "29/05/2021",
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "P51800029448"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/65cf3ab519837c7e5fdd979d/document_1708677098909_document_
1708574316534_1708574469415_20001021153603_1.pdf",
  "id": "891174",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Feb 23 2024 14:01:39 GMT+0530 (India Standard Time)"
}
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"caseNumber": "007011",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "474932",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 16 2024 16:06:37 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Babulal Narayan Ghanchi & Mrs. Meena Narayan Ghachi",
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"phone": "8769693526",
"ownershipShare": "",
"email": "",
"id": "223576"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "325575",
"name": "Living Room",
"length": "14.42",
"length1": "14",
"length2": "5",
"width": "9.92",
"width1": "9",
"width2": "11",
"totalArea": "142.96",
"images": [],
"extraAreas": [],
"finalArea": "142.96"
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"label": "Square Feet"
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"name": "Kitchen",
"length": "14.42",
"length1": "14",
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"width": "6.83",
"width1": "6",
"width2": "10",
"totalArea": "98.51",
"images": [],
"extraAreas": [],
"finalArea": "98.51"
},
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"id": "2",
"name": "WC",
"length": "6.75",
"length1": "6",
"length2": "9",
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"width2": "11",
"totalArea": "26.44",
"images": [],
"extraAreas": [],
"finalArea": "26.44"
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  "measurementType": {
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    "label": "Square Feet"
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  "length": "3.50",
  "length1": "3",
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  "width": "6.92",
  "width1": "6",
  "width2": "11",
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  "images": [],
  "extraAreas": [],
  "finalArea": "24.21"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.67",
  "length1": "10",
  "length2": "8",
  "width": "11.25",
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"width1": "11",
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"totalArea": "120.00",
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"finalArea": "120.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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  "typeOfDocument": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "867769",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "450",
  "squareMeterArea": "41.81",
  "docFinalBuiltUp": "495",
  "docFinalBuiltUpSquareMeter": "45.991",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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  "_id": "65dc1bd2df99cf0e73605d0d",
  "property": "1 BHK Flat In Trimurti Enclave Building In Malad West",
  "area": "530.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "13500000.00",
  "expectedRate": "25471.70",
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"builtUpExpectedRate": "21226.42",
"image": "cases/65cf3ab519837c7e5fdd979d/
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"squareMeter": "49.24",
"id": "148170"
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"_id": "65dc1bd2df99cf0e73605d0e",
"property": "1 BHK Flat In Sky Residency CHSL, In Liberty Garden, Malad (West)",
"area": "410.00",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"source": "Nobroker.com",
"expectedPrice": "11200000.00",
"expectedRate": "27317.07",
"builtUpExpectedRate": "22764.23",
"image": "cases/65cf3ab519837c7e5fdd979d/
indicator_1708923401475_Image.png",
"squareMeter": "38.09",
"id": "278257"
},
{
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"property": "1 BHK Flat In Ashish Building For Sale In Andheri East",
"area": "400",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
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"squareMeter": "37.16",
"id": "729035"
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"printlnReport": true,
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"area": "315.00",
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"areaType": "Carpet",
"source": "Nobroker.com",
"expectedPrice": "8400000.00",
"expectedRate": "26666.67",
"builtUpExpectedRate": "22222.22",
"image": "cases/65cf3ab519837c7e5fdd979d/
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"squareMeter": "29.26",
"id": "930103"
}
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"orientation": "portrait"
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    "path": "cases/65cf3ab519837c7e5fdd979d/
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Ltd. , Plot No. 89, Liberty Garden Housing Colony Private Scheme No. 1, Mamlatdar
Wadi Road , Village - Malad (S), Malad (West), Mumbai, Taluka - Borivali , District -
Mumbai Suburban , PIN - 400 064, State - Maharashtra, Country - India",
"updatedAt": "60092304a16fab0f2af9b0c2",
"addressForMap": "",
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"email": "",
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"ownershipShare": "",
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"finalMeasurementType": "Sq. Ft.",
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"otherCompositionBuiltUpTotal": "0.00",
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}

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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	14'5"	9'11"	142.96
Kitchen	14'5"	6'10"	98.51
WC	6'9"	3'11"	26.44
Bathroom	3'6"	6'11"	24.21
Bedroom	10'8"	11'3"	120.00
Other Composition :			