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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "masterTypeOfPurpose": {
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  },
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "642bc7ca91d7c62df1188fd0",
    "firstName": "kanchan",
    "lastName": "ghuge",
    "mobileNo": "",
    "workMobileNo": "8828228844",
    "email": ""
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  "fees": {
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    "propertyValue": "8000000",
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"discussWithPerson": "Shyam",
"expectedFees": 4000,
"quotedAmount": ""
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  "name": "Mumbai",
  "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"
},
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RASMECCC Panvel",
  "email": "cord.21117@sbi.co.in",
  "mobileNo": "02227572748",
  "alternateMobileNo": "",
  "address": "Shop No 5,Ground Floor,Sharda Terrace, Plot No 65,Sector-11,CBD
Belapur, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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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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    "email": "shyam@vastukala.org",
    "lastName": "Kajvilkar",
    "mobileNo": "9765074720",
    "designation": "",
    "shortName": "SK",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
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  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
    "registrationNo": [
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          "value": "Wealth_Tax",
          "label": "Wealth Tax"
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        "number": "[N]C.C.I.T/I -14/52/2008-09"
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    "shortName": "SBC",
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  "visitedDate": [
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Kanjur",
    "label": true
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    "label": false
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  "label": true
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  "value": "Tower No. J",
  "label": true
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  "value": "",
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  "name": "Hissa No.",
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10P,1013P,1014P,1014/1 to 1014/6,1017/1 to 1017/6, 1018 and 1018/1 to 1018/9",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "key": "GUTNo",
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "Kanjurmarg (East)",
  "label": false
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  "label": "Proposed Powder coated aluminium sliding windows"
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"fittings": {
  "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Proposed_Electrical_wiring_with_Concealed.",
  "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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"finishing": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "south": "I Wing",
    "east": "NG Royal Park & Internal Road"
  },
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "asPerDocument": {
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    "east": "Details not available",
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    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "As per agreement sale plan, the composition of flat is 1
Bedroom + Living Room + Kitchen + WC & Bath.",
"dateOfIssusApprovePlan": "Copy of approved building plan were not provided and
not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "25800.00",
  "depreciatedBuildingRate": "2700"
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "158440",
  "landRate": "72910",
  "igrImage": "cases/65e013539a876858ab31db72/igr_1709294147592_Image.png",
  "squareMeterGuideLineRate": "166362.00",
  "squareFeetGuideLineRate": "15456.00"
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"igrFinalRate": {
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  "squareFootGuideLineRate": "15021.00",
  "squareMeterGuideLineRate": "161689.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "N.A.",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "N.A."
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"pavementLaid": {
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"constructionWorkStatus": {
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"value": "Plain_Looking",
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"year": "2027",
"fullDate": "1/1/2027"
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"label": "R.C.C. Framed"
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"qualityOfConstruction": {
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"materialUsedList": {
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"protAgainstNatDis": {
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  "label": "Information not available"
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  "label": "Proposed Connected to Municipal Sewerage System "
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"label": "Ground"
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"yearOfConstructionAsPer": {
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "4",
"noOfAmenityFloors": "",
"noOfFloors": "50",
"flatFloorNo": "8",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "388.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
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routeMap_1709296113030_Image.png",
    "routeLat": "19.130897",
    "routeLng": "72.930950",
    "stationName": "Kanjurmarg ",
    "routeDistance": "260 M."
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
  "showLocation": {
    "latLng": true,

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    }
  ]
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "9107400.00",
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  "realizableValuePercentage": "85",
  "bookValue": "0",
  "finalValue": "9107400.00"
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"outward": {
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"status": false,
"remark": "SYSTEM_GENERATED"
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"rateVerify": {
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    "floorsCompleted": "Complete",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "30",
    "percentage": "21.42857142857143",
    "isHideFloor": false,
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  "internalBrickWork": {
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    "percentage": "3.75",
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  "externalBrickWork": {
    "label": "External Brick Work",
    "floorsCompleted": "30",
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    "status": true
  },
  "internalPlastering": {
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    "percentage": "1.88",
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"isHideFloor": false,
"status": true
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"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"door": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"window": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
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  "isHideFloor": false,
  "status": true
},
"externalPainting": {
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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"floorsCompleted": "",
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"liftInstallation": {
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"status": true
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"isHideFloor": true,
"status": true
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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nallmg_r_1709268777749_1709268936638_image_2.jpg",
    "orientation": "landscape"
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  {
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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    "max": "29178"
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  "builtUpRateRange": {
    "min": "22138",
    "max": "26526"
  }
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
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    "isEditable": false
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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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    "isEditable": true
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},
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
}
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "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
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  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "353.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"caseStatus": "RATEVERIFICATIONCOMPLETED",
"invoices": [],
"paymentId": [],
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"ownerName": "Nirmala Vaibhav Pawar & Vaibhav Mohan Pawar",
"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "8879688457",
"contactPersonName": "Mr. Chandan Jaiswal",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Nirmala Vaibhav Pawar & Vaibhav Mohan Pawar",
    "phone": "7400374912",
    "ownershipShare": "",
    "email": "",
    "id": "567973"
  }
],
"caseReferredBy": "",
"relationWithOwner": "CRM",
"fullAddress": "Residential Flat No. 802, 8th Floor, Wing - Tower No. J, Madison,
Runwal Avenue, Crompton Greaves Compound, Village - Kanjur, Kanjurmarg (East),
Taluka - Kurla, District - Mumbai Suburban, Mumbai , 400042, State - Maharashtra,
India",
"remark": "Please assign for site visit on urgent basis..... Bankers requested, hard
copy provide on or before 02.03.2024.",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "09/05/2022",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Susneh Infrapark Pvt. Ltd.",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Nirmala Vaibhav Pawar & Vaibhav Mohan Pawar",
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"number": {
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  "label": "No"
},
"No": "10098/2022"
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"uploadedBy": "60eeaeddf3dd69653a581316",
"createdAt": "Fri Mar 01 2024 17:48:13 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800026860"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1709295655260_RERA.pdf",
"path": "cases/65e013539a876858ab31db72/
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"uploadedBy": "60eeaeddf3dd69653a581316",
"createdAt": "Fri Mar 01 2024 17:50:55 GMT+0530 (India Standard Time)"
},
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
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"documentDate": "28/02/2024",
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  "label": "Municipal Corporation of Greater Mumbai"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "CHE/ES/3092/S/337(NEW)/FCC/8/Amend"
},
"isHardCopy": false,
"displayStatus": true,
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"id": "565670",
"uploadedBy": "60eeaeddf3dd69653a581316",
"createdAt": "Fri Mar 01 2024 17:51:24 GMT+0530 (India Standard Time)"
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"isExternal": "false",
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"assignmentType": {
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  "label": "Commercial"
},
},
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "007333",
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"caseHistory": [
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    "id": "362561",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Thu Feb 29 2024 10:47:07 GMT+0530 (India Standard Time)"
  }
]
],
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"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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{
  "typeOfDocument": {
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    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "512447",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "353",
  "squareMeterArea": "32.79",
  "docFinalBuiltUp": "388.3",
  "docFinalBuiltUpSquareMeter": "36.069",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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    "area": "353",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "source": "Index_no.2",
    "expectedPrice": "8619980",
    "expectedRate": "24419.21",
    "builtUpExpectedRate": "22199.28",
    "image": "cases/65e013539a876858ab31db72/
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    "squareMeter": "32.79",
    "id": "251213"
  },
  {
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    "property": "Residential Flat",
    "area": "568",
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"expectedRate": "24351.29",
"builtUpExpectedRate": "22137.53",
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"id": "761566"
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  "area": "368",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "10300000",
  "expectedRate": "27989.13",
  "builtUpExpectedRate": "25444.66",
  "image": "cases/65e013539a876858ab31db72/
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  "squareMeter": "34.19",
  "id": "726224"
},
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  "printlnReport": true,
  "_id": "65e1c3541a6cc226f9d8b7fb",
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  "area": "368",
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  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "10400000",
  "expectedRate": "28260.87",
  "builtUpExpectedRate": "25691.70",
  "image": "cases/65e013539a876858ab31db72/
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  "areaType": "Carpet",
  "source": "Housing.Com",
  "expectedPrice": "10500000",
  "expectedRate": "28532.61",
  "builtUpExpectedRate": "25938.74",
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  "squareMeter": "34.19",
  "id": "149340"
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "square_yards",
  "expectedPrice": "10300000",
  "expectedRate": "29178.47",
  "builtUpExpectedRate": "26525.88",
  "image": "cases/65e013539a876858ab31db72/
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  "squareMeter": "32.79",
  "id": "743959"
}
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  {
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    "status": false,
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    "name": "externallmg_1709296135787_externallmg_r_1709268801603_170926896
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5585_image_0.png",
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  "path": "cases/65e013539a876858ab31db72/
externallmg_1709296135899_WhatsApp_Image_20240229_at_110639.jpeg",
  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/65e013539a876858ab31db72/
externallmg_1709296135936_WhatsApp_Image_20240229_at_110640_1.jpeg",
  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/65e013539a876858ab31db72/
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  "orientation": "portrait"
},
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  "status": false,
  "_id": "65e1ca091a6cc226f9d8d3e4",
  "name":
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  "path": "cases/65e013539a876858ab31db72/
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  "orientation": "portrait"
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    "path": "cases/65e013539a876858ab31db72/
externallmg_1709296136127_WhatsApp_Image_20240229_at_110641.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65e1ca091a6cc226f9d8d3e6",
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    "path": "cases/65e013539a876858ab31db72/externallmg_r_1709296135655_extern
allmg_r_1709268774517_1709268936638_image_1.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65e1ca091a6cc226f9d8d3e7",
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936638_image_0.jpg",
    "path": "cases/65e013539a876858ab31db72/externallmg_r_1709296135586_extern
allmg_r_1709268772844_1709268936638_image_0.jpg",
    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "65e1ca091a6cc226f9d8d3e8",
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    "path": "cases/65e013539a876858ab31db72/externallmg_r_1709296135725_extern
allmg_r_1709268777749_1709268936638_image_2.jpg",
    "orientation": "landscape"
  }
],
"externalDocuments": [],
"processingDocuments": [
  {
    "originalname": "4 Commencement Certificates _ NA Order for plotted
development.pdf",
    "filename": "1709296208035_4_Commencement_Certificates__NA_Order_for_plot
```



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ted_development.pdf",
  "path": "cases/65e013539a876858ab31db72/processingDocuments/170929620803
5_4_Commencement_Certificates__NA_Order_for_plotted_development.pdf",
  "size": "168658",
  "createdAt": "Fri Mar 01 2024 18:00:09 GMT+0530 (India Standard Time)",
  "uploadedBy": "60eeaeddf3dd69653a581316"
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