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{
  "typeOfReport": {
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    "RVDSValues": false,
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  "purposeOfValuation": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64cb46df0faf29427aca399a",
    "firstName": "Rajesh ",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9975642826",
    "email": "cord2.racpcandheri@sbi.co.in"
  },
  "fees": {
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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"
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Andheri (East)",
  "email": "cord2.racpcandheri@sbi.co.in",
  "mobileNo": "02228389765/69",
  "alternateMobileNo": "",
  "address": "1st Floor, UTI Building, Plot No. 12, MIDC, Road No. 9, Behind Tunga
Paradise Hotel, Andheri (East), Mumbai - 400 093, State - Maharashtra, Country -
India.",
  "ledgerName": "STATE BANK OF INDIA - RACPC ANDHERI",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"staff": {
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  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
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  "firstName": "Rashmi",
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
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"email": "pradnya@vastukala.org",
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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",
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        "label": "Chartered Engineer"
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  ]
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"shortName": "MBC",
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "73.15321778572893"
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "A, Avishi",
  "label": true
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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": false
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    "label": "External site visit only"
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  "doors": {
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    "label": "Middle Class"
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    "label": "Kalyan Dombivali Municipal Corporation"
  },
}
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  "south": "Under Construction Building & Internal Road",
  "east": "Sai Nirwana "
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"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "Internal visit was not allowed at site. As per Sale Plan, the
composition of Flat is 2 Bedrooms + Living Room Dining + Kitchen + 2 Toilets + Utility
Area + Balcony Area. ",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available it may be
assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": ""
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  "rate": "61000",
  "landRate": "18200",
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  "squareMeterGuideLineRate": "64050.00",
  "squareFeetGuideLineRate": "5950.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "61000.00",
  "squareMeterGuideLineRate": "64050.00",
  "squareFeetGuideLineRate": "5950.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per KDMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only"
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"label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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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": "Yes"
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  "carParking": "Along with One Car Parking Space ",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
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    "label": "Residential"
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"value": "rcc",
"label": "R.C.C. Foundation"
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"buildingSpecification": {
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Good",
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"label": "Connected to Municipal Sewerage System"
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"value": "1",
"label": "Yes"
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"maintenanceOfTheBuilding": {
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"maintenancelssues": {
"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
"value": "1",
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"systemOfAirConditioning": {
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  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "6",
"noOfAmenityFloors": "",
"noOfFloors": "32",
"flatFloorNo": "7",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "801.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
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    "routeLng": "73.153101",
    "stationName": "Shahad ",
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"routeDistance": "1.1 Km. "
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"finalLatLng": {
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  "finallatlng": true
},
"locationMapImg": [
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    "name": "mn1z4c",
    "image": "cases/6606b5955ca1625e5067b4f6/
routeMap_1711801260180_Image.png"
  }
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"valuation": {
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  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "10206000.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "status": false
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},
"window": {
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"passageStaircaseLobbyDevelopment": {
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  ],
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  "societyNameBoardImage": [],
  "compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "14667"
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  "builtUpRateRange": {
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  "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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"ownerName": "Subin Kumar & Priyanka Kumar ",
"ownerPhoneNo": "9920956959",
"appAddress": "Flat no 704 floor 7 tower A Birla Vinay Murbad Road Shahad Kalyan West 421103",
"remark": "tomorrow required soft copy Nitin sir ",
"documents": [
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"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
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"inputs": {
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    "label": "Developers"
  },
  "Developers": "Birla Estates Pvt. Ltd. ",
  "to": {
    "value": "Purchaser",
    "label": "Purchaser"
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  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "15547 / 2020"
},
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{
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    "label": "Occupancy Certificate"
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    "documentDate": "18/01/2024",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMCC / PO / 2024 / APL / 0026"
  },
}
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KDMC / NRV / BP / KV / 2018 - 19 / 35"
},
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Mar 29 2024 18:05:33 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Subin Kumar & Priyanka Kumar ",
    "phone": "9920956959",
    "ownershipShare": "",
    "email": "",
    "id": "913616"
  }
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"composition": [],
"otherComposition": [],
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      "value": "60ae126eaa6d152c1801b39f"
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    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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  "selectAreaTypeDocument": "Carpet",
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"squareMeterArea": "67.73",
"totalAreaDocument": "729",
"docBultupPercentage": "10",
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"docFinalBultUpSquareMeter": "74.50",
"docSaleablePercentage": "",
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"images": [],
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  "area": "450",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
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  "expectedPrice": "6600000",
  "expectedRate": "14666.67",
  "bultUpExpectedRate": "12222.22",
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  "squareMeter": "41.81",
  "id": "802367"
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  "area": "729",
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  "areaType": "Bult_Up",
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  "expectedRate": "12620.03",
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  "source": "Index_no.2",
  "expectedPrice": "9433007",
  "expectedRate": "12939.65",
  "builtUpExpectedRate": "10783.04",
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  "id": "589514"
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  "area": "922",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "Index_no.2",
  "expectedPrice": "11961731",
  "expectedRate": "12973.68",
  "builtUpExpectedRate": "10811.40",
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  "squareMeter": "85.66",
  "id": "641314"
}
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  "path": "cases/6606b5955ca1625e5067b4f6/
externallmg_r_1711791925816_1711792107044_image_6.jpg",
  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/6606b5955ca1625e5067b4f6/
externallmg_r_1711791928273_1711792107044_image_7.jpg",
  "orientation": "landscape"
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  "status": false,
  "_id": "6607def15ca1625e50694da9",
  "name": "externallmg_r_1711791853491_1711792046354_image_0.jpg",
  "path": "cases/6606b5955ca1625e5067b4f6/
externallmg_r_1711791853491_1711792046354_image_0.jpg",
  "orientation": "portrait"
}
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    "filename": "1711793254408_Calculation_Sheet_NEW.xlsx",
    "path": "cases/6606b5955ca1625e5067b4f6/
processingDocuments/1711793254408_Calculation_Sheet_NEW.xlsx",
    "size": "4282113",
    "createdAt": "Sat Mar 30 2024 15:37:34 GMT+0530 (India Standard Time)",
    "uploadedBy": "64cde526dc9f3034f3fefa49"
  },
  {
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    "filename": "1711793254510_Reference_Report__Bhaudas_Bansod.pdf",
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"updatedAt": "2024-03-30T12:23:39.050Z",
"__v": 0,
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  "value": "Retail",
  "label": "Retail"
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"fullAddress": "Residential Flat No. 704, 7th Floor, Wing - A, Avishi, Birla Vanya - Phase 1, Murbad Road, Village - Shahad, Kalyan (West), Taluka - Kalyan , District - Thane , Kalyan, PIN - 421 103, State - Maharashtra, Country - India",
"updatedBy": "62fe044a48a26047e6552796",
"addressForMap": "",
"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Miss. Leena ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Sales Person ",
"siteVisitContactNo": "9136448216",
"buildingServicesRate": "2600",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 729.00",
"flatRate": "14000",
"landOtherRate": "11400",
"shopDetails": {
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    "value": "Independent_Building"
  }
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"mall": false
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    },
    "builtupPercentage": "10",
    "carpetTotal": "0",
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    "finalCarpetArea": "0.00",
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    "toBeAdded": "",
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        "value": "Free_Hold"
      }
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      "lesseeName": "",
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Name	Length	Width	Total
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Other Composition :			