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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64e0592789269b652377b240",
    "firstName": "Sonam",
    "lastName": "Bala",
    "mobileNo": "",
    "workMobileNo": "9667780562",
    "email": "sonam@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 2322.732,
    "quotedAmount": ""
  },
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"organization": {
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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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "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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  "name": "SME GHATKOPAR",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "sbi.04832@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Hotel Roa Building, LBS Marg, Ghatkopar (West), Mumbai - 400 086."
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"role": "PICKUPPERSON",
"firstName": "Ramkrishna ",
"email": "rampatakar1991@gmail.com",
"lastName": "Patkar",
"mobileNo": "7045746060",
"shortName": "RP",
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"siteEngineer": {
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"_id": "62691c48afd7d55eddecfda3",
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"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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      "remark": "contact - Ashwini pawar "
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      "status": "COMPLETED",
      "dateTime": "2024-05-13",
      "remark": "MANUAL_IN_TASK"
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    "label": true
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  "value": "",
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "Powder Coated Aluminium Sliding"
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  "fittings": {
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  "finishing": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "south": "Shiv Shakti Apartment &\nInternal Road",
  "east": "Mayfair Residency"
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"asPerDocumentAgreement": {
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  "west": "12th Road",
  "south": "CTS No. E/527",
  "east": "CTS No E/530"
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"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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"title": "Boundaries of The Flat"
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"extraDetailOfProperty": "As per site visit, Flat No. 501 & 502 are amalgamated with
single entrance. The said valuation is of Flat No. 501.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available, we assumed that
the\nconstruction is as per approved plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
"actualBuildingBoundaries": [],
"documentsBuildingBoundaries": []
},
"compositeRate": {
"remark": "1. As per site visit, Flat No. 501 & 502 are amalgamated with single
entrance. The said valuation is of Flat No. 501. <br />\n2.As per measurement total
Carpet area of Flat No. 501 & 502 is 2,632.87 Sq. Ft. As per Agreement Built up area of
Flat No. 501 is 1,180.00 Sq. Ft. Hence, to give proper weightage to the value of the
property, higher rate on Built up Area is considered.<br />\n3. For the purpose of
valuation we have considered the area as per agreement.",
"depreciationPercentage": "24",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "46804",
"depreciatedBuildingRate": "2204"
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"rate": "347120",
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"squareMeterGuideLineRate": "364476.00",
"squareFeetGuideLineRate": "33861.00"
},
"igrFinalRate": {
"floorRatePercentage": "5",
"depreciationPercentage": "84",
"rate": "31044.00",
"squareFeetGuideLineRate": "31044.00",
"squareMeterGuideLineRate": "334150.00"
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"areaStatusList": {
"value": "I_Class",
"label": "I Class"
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  "label": "Residential Purpose"
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  "label": "Owner Occupied"
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"monthlyRent": "N.A",
"assessmentNo": "Information Not Available",
"taxPaidHolderName": "Information Not Available",
"taxAmount": "Information Not Available",
"electricityServiceConnectionNo": "Information Not Available",
"meterCardHolderName": "Information Not Available",
"undividedAreaOfLandAsPerSaleDeed": "Information Not Available",
"floorSpaceIndex": "N.A.",
"tenantName": "",
"maintenanceOfFlat": "Information Not Available"
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"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "Building in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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"constructionWorkStatus": {
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"dateOfConstruction": {
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  "month": "1",
  "year": "2008",
  "fullDate": "1/1/2008"
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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": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"protAgainstNatDis": {
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  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"totalLifeBuilding": "60",
"estimatedAge": "44",
"ageOfBuilding": "16",
"noOfBasement": "",
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"noOfAmenityFloors": "",
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"noOfLifts": "2",
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"finalPlinthArea": {
  "area": "2802.99",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/663de55fcee94e7463444a65/
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    "routeLat": "19.07376",
    "routeLng": "72.83531",
    "stationName": "Khar Road",
    "routeDistance": "1.2 Km"
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
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    "finallatLng": true
  },
  "locationMapImg": [
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      "name": "d2t1ta",
      "image": "cases/663de55fcee94e7463444a65/
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    }
  ]
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"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "55228720.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "55228720.00"
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"outward": {
  "status": true,
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  "date": "Tue May 21 2024 16:02:53 GMT+0530 (India Standard Time)",
  "number": "2306399",
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  "status": false
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  "status": false
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  ],
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    "orientation": "portrait"
  }
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    "path": "cases/663de55fcee94e7463444a65/externallmg_1716284990456_externallmg_1715668054979_1715667857886_image_5.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
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    "orientation": "portrait"
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  "name": "Bedroom",
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  "path": "cases/663de55fcee94e7463444a65/externallmg_1716285017184_externa
llmg_1715667907209_1715667698745_image_2.jpeg",
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  "status": false,
  "_id": "664c6e5aaa448f7278500d2f",
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    "name": "Bedroom",
    "path": "cases/663de55fcee94e7463444a65/externallmg_1716285017409_externa
llmg_1715667929943_1715667698745_image_7.jpeg",
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"indicatorRange": {
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    "max": "58475.00"
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  "builtUpRateRange": {
    "min": "44429.00",
    "max": "48729.00"
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  "saleableRateRange": {
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    "max": "0.00"
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "status": true,
  "isEditable": false
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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
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}
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"status": true,
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"invoices": [],
"paymentIds": [],
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"ownerName": "Shri. Sunil Raman Desai, Mrs. Hema Sunil Desai & Mr Rahul Sunil Desai",
"ownerPhoneNo": "9702667080",
"appAddress": "Flat no 502, 5th floor, prime residency, khar West ",
"remark": "contact - Ashwini pawar ",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Developers"
      },
      "Developers": "Shri Padamshi L Soni",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Shri. Sunil Raman Desai, Mrs. Hema Sunil Desai & Mr. Rahul Sunil Desai",
      "number": {
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        "label": "No"
      },
      "No": "5859/2007"
    },
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"createdAt": "Tue May 21 2024 14:36:04 GMT+0530 (India Standard Time)"
},
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "16/01/2006",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
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      "label": "No"
    }
  },
  "No": "CE/2043/WS/AH"
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"isHardCopy": false,
"displayStatus": true,
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"uploadedBy": "65dee3f79a876858ab30487f",
"createdAt": "Tue May 21 2024 14:38:43 GMT+0530 (India Standard Time)"
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    "label": "Occupancy Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  }
}
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    },
    "No": "CE/2043/WS/AH"
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  "fileName":
"document_1716282580114_1716270019585_OC_COPYPRIME_RESEDINCY.pdf"
}
],
"caseNumber": "008639",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
{
  "id": "458552",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Fri May 10 2024 14:44:07 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Shri. Sunil Raman Desai, Mrs. Hema Sunil Desai & Mr Rahul Sunil Desai",
  "phone": "9702667080",
  "ownershipShare": "",
  "email": "",
  "id": "746070"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "13.17",
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  "length2": "2",
  "width": "16.17",
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"width2": "2",
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    "label": "Square Feet"
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  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "length1": "11",
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  "width1": "18",
  "width2": "7",
  "totalArea": "210.61",
  "images": [],
  "extraAreas": [],
  "finalArea": "210.61"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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  "width1": "14",
  "width2": "0",
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  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "16.58",
  "length1": "16",
  "length2": "7",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "169.98"
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "6.50",
  "length1": "6",
  "length2": "6",
  "width": "8.58",
  "width1": "8",
  "width2": "7",
  "totalArea": "55.79",
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"images": [],
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"finalArea": "55.79"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "6",
  "name": "Toilet",
  "length": "5.92",
  "length1": "5",
  "length2": "11",
  "width": "10.75",
  "width1": "10",
  "width2": "9",
  "totalArea": "63.60",
  "images": [],
  "extraAreas": [],
  "finalArea": "63.60"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "17.83",
  "length1": "17",
  "length2": "10",
  "width": "7.67",
  "width1": "7",
  "width2": "8",
  "totalArea": "136.72",
  "images": [],
  "extraAreas": [],
  "finalArea": "136.72"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
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"width2": "5",
"totalArea": "37.54",
"images": [],
"extraAreas": [],
"finalArea": "37.54"
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    "label": "Square Feet"
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  "name": "Toilet",
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  "width2": "4",
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  "finalArea": "10.47"
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    "label": "Square Feet"
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  "name": "Living Room",
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  "length2": "6",
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  "width2": "8",
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  "images": [],
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```

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  "width1": "3",
  "width2": "6",
  "totalArea": "23.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.33"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "12",
  "name": "Passage",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
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  "width1": "10",
  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "75.17"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "13",
  "name": "Passage",
  "length": "5.08",
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"width2": "4",
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"images": [],
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    "label": "Square Feet"
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  "length1": "12",
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  "width2": "6",
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    "label": "Square Feet"
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      "value": "Flower_Bed_Area"
    }
  }
]
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    "value": "W.C"
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"email": "",
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"finalCarpetConvertToBuiltUpPer": "0",
"finalSaleablePercentage": "10",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Bedroom	13'2"	16'2"	212.86
Bedroom	15'3"	9'9"	148.69
Bedroom	11'4"	18'7"	210.61
Bedroom	13'2"	14'0"	184.33
Kitchen	16'7"	10'3"	169.98
Toilet	6'6"	8'7"	55.79
Toilet	5'11"	10'9"	63.60
Toilet	17'10"	7'8"	136.72
Toilet	8'6"	4'5"	37.54
Toilet	2'5"	4'4"	10.47
Living Room	14'6"	37'8"	546.17
Passage	6'8"	3'6"	23.33
Passage	7'4"	10'3"	75.17
Passage	5'1"	12'4"	62.69
Passage	12'4"	11'6"	141.83
Passage	3'9"	2'9"	10.31
Passage	3'0"	4'5"	13.25
Sitting Room	13'6"	3'6"	47.25

Other  
Composition :

Flower Bed Area	37'8"	4'4"	163.22
Flower Bed Area	10'4"	1'00"	10.33
Flower Bed Area	10'1"	1'3"	12.60
Flower Bed Area	1'7"	7'10"	12.40
Dry Balcony	16'5"	5'11"	97.13
Cupboard	12'6"	3'8"	45.83
Entrance Lobby	9'2"	12'2"	111.53
W.C	5'00"	8'4"	41.67