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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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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": "65d31e0addc2ef120ed2adb1",
    "firstName": "Nikita",
    "lastName": "Jagtap",
    "mobileNo": "",
    "workMobileNo": "7304948055",
    "email": "8cord.21117@sbi.co.in"
  },
  "fees": {
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    "discussWithPerson": "Nikita",
    "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"
},
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  "type": "BANK",
  "name": "State Bank of India",
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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": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "role": "PICKUPPERSON",
  "firstName": "Mahendra",
  "email": "mahindra.bijlaney@gmail.com",
  "lastName": "Bijlaney",
  "mobileNo": "9833016592",
  "shortName": "MB",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/63fda584ce84bf289baadaf6/
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdcf2",
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"rateVerifier": {
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      {
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        "number": "IBBI/RV/07/2018/10366"
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          "label": "Chartered Engineer"
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    "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
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  "value": "BANK"
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  "longitude": "73.074572"
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  "coordinates": [
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"siteVisit": {
  "siteVisitStatus": true,
  "visitedDate": [
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      "remark": "case from cord"
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"schedule": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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    "value": "India",
    "label": false
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    "value": "Usarghar",
    "label": true
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  "value": "",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "label": false
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  "value": "",
  "label": false
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  "key": "landmark",
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  "value": "",
  "label": true
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"projectName": {
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
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"label": true
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  "value": "New Survey No - New Survey No - New Survey No - 17/1, 17/2, 17/3/A,
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of Village - Sandap",
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
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  "label": false
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  "value": "",
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  "label": true
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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    "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
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  },
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    "label": "Building Under Construction"
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    "label": "sole ownership"
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  "townplanApprovedByList": {
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"label": "Kalyan Dombivali Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "west": "Road",
  "south": "Tower - 3",
  "east": "Internal Road"
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"asPerDocumentAgreement": {
  "north": "Details not available",
  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
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  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "As per Approved plan, the Residential Flat will be 3
Bedrooms + Living Room + Kitchen + 2 Toilets.",
"dateOfIssusApprovePlan": "Approved Plan were not provided and not verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
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"remark": "At the time of visit, Builder has not allowed for Internal Site Inspection, Measurement & Internal Photographs of the property. Details about the work progress status has been provided by Customer Relationship Manager - Mr. Vinod (Contact No. 7208497596).",

"depreciationPercentage": "",  
"depreciationRatioOfBuilding": "",  
"salvageValue": "",  
"depreciatedCostOfConstruction": "",  
"depreciatedBuildingRate": ""

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"igrRate": {  
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"rate": "63900",  
"landRate": "9600",  
"igrImage": "cases/66436b95209fc45bb6506cbe/igr\_1715839092664\_Image.png",  
"squareMeterGuideLineRate": "73485.00",  
"squareFeetGuideLineRate": "6827.00"

},

"igrFinalRate": {  
"floorRatePercentage": "15",  
"depreciationPercentage": "0",  
"rate": "63900.00",  
"squareMeterGuideLineRate": "73485.00",  
"squareFeetGuideLineRate": "6827.00"

},

"outgoingDetail": {  
"areaStatusList": {  
"value": "Medium",  
"label": "Medium"

},

"propertyTypeOfUseList": {  
"value": "Residential\_Purpose",  
"label": "Residential Purpose"

},

"propertyOccupiedByList": {  
"value": "Building\_Under\_Construction",  
"label": "Building Under Construction"

},

"monthlyRent": "25,000/- Expected rental income per month after completion",  
"assessmentNo": "Details not available",  
"taxPaidHolderName": "Details not available",  
"taxAmount": "Details not available",  
"electricityServiceConnectionNo": "Details not available",  
"meterCardHolderName": "Details not available",  
"undividedAreaOfLandAsPerSaleDeed": "Details not available",  
"floorSpaceIndex": "As per KDMC norms",

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"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": "No"
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"siteMeasurement": {
  "roof": {
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  },
  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "carParking": "Proposed Along with One Car Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
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  "planningArea": {
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    "label": "Residential"
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"materialUsedList": {
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  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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    "value": "Building_Under_Construction",
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    "label": "Building Under Construction"
  },
  "systemOfAirConditioning": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "provisionOfFirefighting": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "groundStilt": {
    "value": "stilt",
    "label": "Stilt"
  },
  "yearOfConstructionAsPer": {
    "value": "Approx.",
    "label": "Approx."
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "0",
  "ageOfBuilding": "0",
  "noOfBasement": "",
  "noOfPodium": "2",
  "noOfAmenityFloors": "",
  "noOfFloors": "25",
  "flatFloorNo": "24",
  "noOfLifts": "3",
  "noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "routeMapImg": "cases/66436b95209fc45bb6506cbe/
routeMap_1716093015530_Image.png",
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"routeLat": "19.180798",
"routeLng": "73.074700",
"stationName": "Diva Junction",
"routeDistance": "3.2 Km."
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"finalLatLng": {
  "coordinates": [
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    null
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "4qwhn3",
    "name": "4qwhn3",
    "image": "cases/66436b95209fc45bb6506cbe/
routeMap_1716092937076_Image.png"
  }
]
},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "10140000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "10140000.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
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  "fullBuildingRcc": {
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  "internalBrickWork": {
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    "floorsCompleted": "29",
    "percentage": "7.00",
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"isHideFloor": false,
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"externalBrickWork": {
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  "isHideFloor": false,
  "status": true
},
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},
"door": {
  "label": "Door",
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  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
"window": {
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "29",
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  "isHideFloor": false,
  "status": true
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"internalPainting": {
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"externalPainting": {
"label": "External Painting",
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"electrificationPlumbingSanitaryInstallation": {
"label": "Electrification, Plumbing, Sanitary Installation",
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"liftInstallation": {
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"floorsCompleted": "3",
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"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"status": true
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externallmg_r_1716007701717_1716007516354_image_6.jpg",
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externallmg_r_1716007689775_1716007516354_image_2.jpg",
    "orientation": "portrait"
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"compositionImages": []
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  },
  "builtUpRateRange": {
    "min": "10003.00",
    "max": "11429.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "isEditable": true
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
}
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  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "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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  "value": "LEAD"
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"ownerName": "Mr. Makarand Nishikant Deshpande",
"ownerPhoneNo": "9920554134",
"appAddress": "2403, Tower Clasa citycity phase 2, UsargharzDombivali east,",
"remark": "case from cord",
"documents": [
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        "label": "Promoter"
      },
      "Promoter": "Horizon Projects Private Limited",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Makarand Nishikant Deshpande",
      "number": {
        "value": "Document_No",
        "label": "Document No"
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  },
  {
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      "label": "RERA Certificate"
    },
    "inputs": {
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        "label": "Maharashtra Real Estate Regulatory Authority"
      }
    }
  },

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"number": {
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  "label": "Document No"
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"Document_No": "P51700019085"
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"createdAt": "Sun May 19 2024 11:41:25 GMT+0530 (India Standard Time)"
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{
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  },
  "inputs": {
    "documentDate": "18/02/2021",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "remark": "(C.C. is issued only for Lower Stilt + Upper Stilt + 1st Podium + Stilt /
Lobby + 1st to 20th upper floors). ",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap -
01 / Vol - 13 / 193 / 2021 "
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/66436b95209fc45bb6506cbe/document_1716099502332_cc.pdf",
  "id": "143423",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
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    "title": "Create Lead",
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    "datetime": "Tue May 14 2024 19:18:05 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Makarand Nishikant Deshpande",
    "phone": "9920554134",
    "ownershipShare": "",
    "email": "",
    "id": "338554"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "78.50",
    "totalAreaDocument": "845.00",
    "docBuiltpupPercentage": "10",
    "docFinalBuiltpup": "929.50",
    "docFinalBuiltpupSquareMeter": "86.35",
    "docSaleablePercentage": "",
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    "docFinalSaleableSquareMeter": "0.00",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "58.25",
    "expectedRate": "10002.43",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": true,
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  "property": "Runwal Mycity Phase 2, Dombivli East, Thane",
  "area": "570.00",
  "builtUpPercentage": "10",
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  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "6271526.00",
  "expectedRate": "11002.68",
  "builtUpExpectedRate": "10002.43",
  "image": "cases/66436b95209fc45bb6506cbe/
indicator_1715838000889_Image.png",
  "squareMeter": "52.95",
  "id": "967460"
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{
  "carpetArea": {
    "area": "350.00",
    "squareMeterArea": "32.52",
    "expectedRate": "12571.43",
    "percentage": ""
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  "builtUpArea": {
    "area": "385.00",
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"squareMeterArea": "35.77",
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"saleableArea": {
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"area": "350.00",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "4400000.00",
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{
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    "squareMeterArea": "65.50",
    "expectedRate": "11205.67",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "72.05",
    "expectedRate": "10186.98",
    "percentage": "10"
  },
  "saleableArea": {
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    "expectedRate": "0.00",
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},
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
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"expectedPrice": "7900000.00",
"expectedRate": "11205.67",
"builtUpExpectedRate": "10186.98",
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"id": "564523"
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"orientation": "portrait"
},
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  "_id": "664833236f40574290c17c90",
  "name": "externallmg_r_1716007695727_1716007516354_image_4.jpg",
  "path": "cases/66436b95209fc45bb6506cbe/
externallmg_r_1716007695727_1716007516354_image_4.jpg",
  "orientation": "portrait"
},
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externallmg_r_1716007701717_1716007516354_image_6.jpg",
  "orientation": "portrait"
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      "orientation": "portrait"
    },
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      "orientation": "portrait"
    },
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      "status": false,
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externalImg_r_1716007650511_1716007483324_image_0.jpg",
      "orientation": "landscape"
    }
  ],
  "externalDocuments": [],
  "processingDocuments": [],
  "leadRemarks": [],
  "audioRemarks": [],
  "remarks": [
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      "createdBy": {
        "_id": "60092304a16fab0f2af9b0c2",
        "role": "MAKER + RATE VERIFIER + CHEAKER",
        "firstName": "Nitesh",
        "lastName": "Khedekar",
        "profilePhoto": "users/60092304a16fab0f2af9b0c2/
profilePhoto_1681212511436_IMG3094.jpg"
      },
      "workType": "RATE_VERIFY",
      "display": true,
      "status": true,
    }
  ]
}
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"_id": "66444cb67bba895b8158479d",
"note": "higher value req. 1.10 / (8547000.00)",
"taskId": "66443e248c135a5bbc777eb5",
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},
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    "firstName": "Nitesh",
    "lastName": "Khedekar",
    "profilePhoto": "users/60092304a16fab0f2af9b0c2/
profilePhoto_1681212511436_IMG3094.jpg"
  },
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}
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"__v": 0,
"uniqueNo": "",
"updatedBy": "627221f4afd7d55eddeddcb4",
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"fullAddress": "Residential Flat No. 2403, 24th Floor, Building No CL05 - 04, My City
Phase II Cluster 05 (1-6), Diva Manpada Road, Village - Usarghar, Dombivali (East),
Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, India",
"addressForMap": "",
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"email": "",
"isExternal": "false",
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"reason": "value confirm with Manoj sir",
"buildingServicesRate": "3000",
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"finalMeasurementType": "Sq. Ft.",
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"flatRate": "12000.00",
"landOtherRate": "9000",
"shopDetails": {
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"finalBuiltupArea": "0.00",
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