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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "type": "CREDITOFFICER",
    "_id": "65dd8c75e333566c7d303504",
    "firstName": "Manish",
    "lastName": "Mohan",
    "mobileNo": "",
    "workMobileNo": "9321793287",
    "email": "rmre1.svroadborivali@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 4350.253,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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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"
},
"client": {
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  "type": "BANK",
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  "initial": "SBI",
  "remark": "Temp",
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  "name": "S.V. Road Borivali West Branch ( 15781 S M E Branch)",
  "branchCode": "",
  "mobileNo": "2228954972",
  "alternateMobileNo": "",
  "email": "sbi.15781@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "101. 1st Floor, Landmark Building, Near Petrol Pump, S.V Road, Borivali
(West), Mumbai - 400 092 "
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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  "firstName": "Anwar",
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  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
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  "role": "FRONTDESK",
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  "email": "binu@vastukala.org",
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  "mobileNo": "9930252906",
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  "designation": "Back Office Team Leader",
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        "label": "Registered Valuer"
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    "lastName": "Chalikwar",
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  "value": "Borivali ",
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  "value": "",
  "label": false
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  "label": false
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  "key": "suburb",
  "value": "Borivali (West)",
  "label": false
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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  "fittings": {
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    "label": "Middle Class"
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  "populationGroupList": {
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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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    "south": "Internal Road ",
    "east": "Chawl Area "
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  "asPerDocumentAgreement": {
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    "south": "Details not available ",
    "east": "Details not available "
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      "west": "",
      "south": "",
      "east": ""
    }
  }
}
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    "taxies": {
      "title": "Taxies"
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      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
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  "extraDetailOfProperty": "",
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  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
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  "remark": "",
  "depreciationPercentage": "19.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "19954",
  "depreciatedBuildingRate": "2254"
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"igrRate": {
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"squareMeterGuideLineRate": "159700.00",
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},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "87",
  "rate": "13762.00",
  "squareMeterGuideLineRate": "148134.00",
  "squareFeetGuideLineRate": "13762.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "27,000/- Present Rental income per month ",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "Mr. Swati Kunder",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
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"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
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"carParking": "Stilt Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
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"month": "1",
"year": "2011",
"fullDate": "1/1/2011"
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"planningArea": {
"value": "Residential",
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
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    "label": "Yes"
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  "groundStilt": {
    "value": "stilt",
    "label": "Stilt"
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  "yearOfConstructionAsPer": {
    "value": "As_Per_Previous_valuation_Report",
    "label": "As Per Previous valuation Report"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "47",
  "ageOfBuilding": "13",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "7",
  "flatFloorNo": "3",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "505.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Previous Valuation Report"
},
"routeMap": {
  "routeMapDetail": {
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      "label": "Metro Station"
    },
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    "routeLat": "19.221861",
    "routeLng": "72.842542",
    "stationName": "Shimpoli ",
    "routeDistance": "500 Mtrs. "
  },
  "finalLatLng": {
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    "name": "0sr2z8",
    "image": "cases/665d6351b33b3015bdcedb02/
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  }
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},
"valuation": {
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  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"bookValue": "0",
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"outward": {
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  "number": "2306655",
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"rateVerify": {
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"underConstruction": {
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    "status": true
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    "status": false
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"externalPlastering": {
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  "status": false
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  "status": false
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  "floorsCompleted": "",
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"internalPainting": {
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}
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  "status": false
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  "status": false
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  "isHideFloor": true,
  "status": false
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externallmg_1717841982254_WhatsApp_Image_20240608_at_141547.jpeg",
      "orientation": "portrait"
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      "name": "Passage",
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    "name": "Passage",
    "path": "cases/665d6351b33b3015bdcedb02/
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    "orientation": "landscape"
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    "name": "Passage",
    "path": "cases/665d6351b33b3015bdcedb02/
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Passage",
    "path": "cases/665d6351b33b3015bdcedb02/
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    "orientation": "portrait"
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    "name": "Passage",
    "path": "cases/665d6351b33b3015bdcedb02/
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"status": true,
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "quantity": "",
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  "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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"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"invoices": [],
"paymentIds": [],
"_id": "665d6351b33b3015bdcedb02",
"ownerName": "Mr. Laxmikant Ramchandra Sawant",
"ownerPhoneNo": "8652458973",
"appAddress": "Flat no 304 3 rd floor Kaushik Tower Co-op HSG Soc Chikuwadi
Shimpoli Village Eksar Borivali West Mumbai 400059",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1270aa6d152c1801b3ac",
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"label": "Agreement For Permanent Accommodation"
},
"inputs": {
  "documentDate": "25/11/2011",
  "from": {
    "value": "Owner",
    "label": "Owner"
  },
  "Owner": "Mr. Bhagwan Pandurang Mali ",
  "to": {
    "value": "Purchaser",
    "label": "Purchaser"
  },
  "Purchaser": "Mr. Laxmikant Ramchandra Sawant"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/665d6351b33b3015bdcedb02/
document_1717396279969_59296.pdf",
"fileName": "document_1717396279969_59296.pdf"
},
{
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / A - 2908 / BP / (WS) / AR"
  },
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  "displayStatus": false,
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  "path": "cases/665d6351b33b3015bdcedb02/document_1717399999826_Valuation
_Report_Laxmikant_Ramchandra_Sawant__1_doc.pdf",
  "fileName": "document_1717399999826_Valuation_Report_Laxmikant_Ramchandra
_Sawant__1_doc.pdf"
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},
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  "documentType": {
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    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "29/07/2020",
    "remark": " in the name of Mr. Laxmikant Ramchandra Sawant issued by Vastukala  
Consultants Pvt. Ltd. "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1718001538141_document_1717399999826_Valuation_Re  
port_Laxmikant_Ramchandra_Sawant__1_doc.pdf",
  "path": "cases/665d6351b33b3015bdcedb02/document_1718001538141_document  
_1717399999826_Valuation_Report_Laxmikant_Ramchandra_Sawant__1_doc.pdf",
  "id": "971156",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Jun 10 2024 12:08:58 GMT+0530 (India Standard Time)"
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{
  "documentType": {
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    "label": "Share Certificate "
  },
  "inputs": {
    "documentDate": "07/08/2012",
    "remark": " in the name of Mr. Laxmikant Ramchandra Sawant issued by Kaushik  
Tower Co-Op. Hsg. Soc. Ltd",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "11"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1718005393582_Sawant_Construction_Flat_no_304.pdf",
  "path": "cases/665d6351b33b3015bdcedb02/  
document_1718005393582_Sawant_Construction_Flat_no_304.pdf",
  "id": "373441",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Jun 10 2024 13:13:14 GMT+0530 (India Standard Time)"
}
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"caseNumber": "009052",
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"caseHistory": [
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    "id": "685143",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jun 03 2024 12:01:45 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Laxmikant Ramchandra Sawant",
    "phone": "8652458973",
    "ownershipShare": "",
    "email": "",
    "id": "272215"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "137275",
    "name": "Passage",
    "length": "7.50",
    "length1": "7",
    "length2": "6",
    "width": "4.92",
    "width1": "4",
    "width2": "11",
    "totalArea": "36.87",
    "images": [],
    "extraAreas": [
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          "value": "Square_Feet",
          "label": "Square Feet"
        },
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        "name": "Extra ",
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"length": "3.17",
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"totalArea": "17.15"
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  "name": "Extra ",
  "extraAreaType": "Add",
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  "length2": "2",
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  "width1": "3",
  "width2": "2",
  "totalArea": "10.03"
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],
"finalArea": "64.05"
},
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Living Room",
  "length": "10.67",
  "length1": "10",
  "length2": "8",
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  "width2": "11",
  "totalArea": "116.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "116.44"
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  "label": "Square Feet"
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"name": "Kitchen",
"length": "6.58",
"length1": "6",
"length2": "7",
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"width1": "9",
"width2": "11",
"totalArea": "65.28",
"images": [],
"extraAreas": [],
"finalArea": "65.28"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "0",
  "width": "9.00",
  "width1": "9",
  "width2": "0",
  "totalArea": "108.00",
  "images": [],
  "finalArea": "108.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "6.17",
  "length1": "6",
  "length2": "2",
  "width": "3.67",
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"width1": "3",
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"totalArea": "22.61",
"images": [],
"extraAreas": [],
"finalArea": "22.61"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "6.17",
  "length1": "6",
  "length2": "2",
  "width": "3.58",
  "width1": "3",
  "width2": "7",
  "totalArea": "22.10",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.10"
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"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
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      "label": "Square Feet"
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    "length": "3.42",
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    "width": "6.75",
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"width2": "9",
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"finalArea": "23.06",
"percentageBeforeTotal": "23.06",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae1270aa6d152c1801b3ac",
    "label": "Agreement For Permanent Accommodation"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "713108",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "505",
  "squareMeterArea": "46.92",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBUILTUPPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "1100.00",
    "squareMeterArea": "102.19",
    "expectedRate": "26818.18",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1320.00",
    "squareMeterArea": "122.63",
    "expectedRate": "22348.48",
    "percentage": "20"
  }
}
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},
"saleableArea": {
  "area": "1584.00",
  "squareMeterArea": "147.16",
  "expectedRate": "18623.74",
  "percentage": "20"
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"printlnReport": true,
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"property": "Flat",
"area": "1100",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "square_yards",
"expectedPrice": "29500000",
"expectedRate": "26818.18",
"builtUpExpectedRate": "22348.48",
"image": "cases/665d6351b33b3015bdcedb02/
indicator_1718011666827_Image.png",
"squareMeter": "102.19",
"id": "333801"
},
{
  "carpetArea": {
    "area": "550.00",
    "squareMeterArea": "51.10",
    "expectedRate": "27818.18",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "660.00",
    "squareMeterArea": "61.32",
    "expectedRate": "23181.82",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "792.00",
    "squareMeterArea": "73.58",
    "expectedRate": "19318.18",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "6666c7d409a0de7b00a380cd",
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"property": "Flat ",
"area": "550",
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"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "15300000",
"expectedRate": "27818.18",
"builtUpExpectedRate": "23181.82",
"image": "cases/665d6351b33b3015bdcedb02/
indicator_1718011714824_Image.png",
"squareMeter": "51.10",
"id": "609110"
},
{
"carpetArea": {
"area": "425.17",
"squareMeterArea": "39.50",
"expectedRate": "23990.40",
"percentage": ""
},
"builtUpArea": {
"area": "510.21",
"squareMeterArea": "47.4",
"expectedRate": "19991.77",
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},
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"expectedRate": "0.00",
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"source": "Index_no.2",
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    "id": "294256"
  },
  {
    "carpetArea": {
      "area": "421.00",
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      "expectedRate": "21080.76",
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      "squareMeterArea": "46.93",
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      "percentage": "20"
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      "expectedRate": "0.00",
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(S.V. Road Borivali West Branch ( 15781 S M E Branch).xlsx",
  "filename": "1717846259032_LAXMIKANT_R_SAWANT___Flat_No_304___State_
Bank_Of_India__SV_Road_Borivali_West_Branch__15781_S_M_E_Branch.xlsx",
  "path": "cases/665d6351b33b3015bdcedb02/processingDocuments/171784625903
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  "createdAt": "Mon Jun 10 2024 11:50:13 GMT+0530 (India Standard Time)",
  "uploadedBy": "62fe044a48a26047e6552796"
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{
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  "size": "2306183",
  "createdAt": "Mon Jun 10 2024 11:50:13 GMT+0530 (India Standard Time)",
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  "uploadedBy": "62fe044a48a26047e6552796"
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  "size": "2242765",
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  "size": "2032090",
  "createdAt": "Mon Jun 10 2024 11:50:13 GMT+0530 (India Standard Time)",
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      "path": "cases/665d6351b33b3015bdcedb02/
processingDocuments/1718005415231_Sawant_Construction_Flat_no_304.pdf",
      "size": "8949655",
      "createdAt": "Mon Jun 10 2024 13:13:35 GMT+0530 (India Standard Time)",
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        "role": "FRONTDESK",
        "firstName": "Binumon",
        "lastName": "Moozhickal",
        "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
      },
      "workType": "RATE_VERIFY",
      "display": true,
      "status": true,
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      "note": "Value Given for Confirmation",
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}
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    "firstName": "Rashmi",
    "lastName": "Jadhav",
    "profilePhoto": "users/64cde526dc9f3034f3fefa49/
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  },
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  "display": true,
  "status": true,
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  "note": "revised (Task Reopen)",
  "taskId": "66643044732c0830539e6f87",
  "createdAt": "2024-06-10T06:37:14.678Z"
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{
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
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  "note": "MOR DOCUMENTS (Task Reopen)",
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
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"status": true,
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"createdAt": "2024-06-03T06:31:45.034Z",
"updatedAt": "2024-06-10T09:32:57.319Z",
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 304, 3rd Floor, Kaushik Tower Co-Op. Hsg. Soc.
Ltd. , Chikuwadi , Shimpoli , Village - Eksar, Borivali (West), Taluka - Borivali , District -
Mumbai Suburban , Borivali , PIN - 400 059, State - Maharashtra, Country - India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
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"contactPersonName": "Mr. Swati Kunder ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant ",
"siteVisitContactNo": "8652458973",
"buildingServicesRate": "2800",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Previous Valuation Report",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 505.00",
"flatRate": "20500",
"landOtherRate": "17700",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
```

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"carpetTotal": "398.48",
"otherCarpetTotal": "0.00",
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"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "463.69",
"finalCarpetArea": "421.54",
"finalSalableArea": "510.06",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 398.00\nDry Balcony Area in Sq.
Ft. = 23.00\n\n",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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},
"leaseDetails": {
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  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
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  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
},
"reportGeneratedDate": "Mon Jun 10 2024 10:56:39 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-06-08"
}

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Name	Length	Width	Total
Composition :			
Passage	7'6"	4'11"	36.87
Living Room	10'8"	10'11"	116.44
Kitchen	6'7"	9'11"	65.28

Bedroom	12'0"	9'0"	108.00
Toilet	6'2"	3'8"	22.61
Toilet	6'2"	3'7"	22.10
Other Composition :			
Dry Balcony Area	3'5"	6'9"	23.06