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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "leadFrom": {
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  "purposeOfValuation": {
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Manish",
    "type": "CREDITOFFICER",
    "_id": "64338d21d267175d008119f1",
    "lastName": "Jha",
    "mobileNo": "",
    "workMobileNo": "9049983319",
    "email": "manish.jha9@sbi.co.in"
  },
  "fees": {
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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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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "13340",
  "type": "BRANCH",
  "name": "SME Chembur Branch",
  "email": "sbi.13340@sbi.co.in",
  "mobileNo": "02225273906",
  "alternateMobileNo": "02225273907",
  "address": "Unit No. 11, (BLDG NO. 11), Ground Floor, Corporate Park, Sion-
Trombay Road, Chembur, Mumbai – 400 071, State – Maharashtra, Country – India.",
  "ledgerName": "",
  "fax": "02225274524",
  "sendStructuralCertificate": "0"
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  "value": "Residential"
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  "firstName": "Prayush ",
  "email": "prayush@vastukala.org",
  "lastName": "Parekh ",
  "mobileNo": "9767983840",
  "shortName": "PPP",
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  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
  "shortName": "BH",
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  "firstName": "Prajakta",
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"lastName": "Patil",
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        "value": "AM161706-3",
        "label": "Chartered Engineer"
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        "value": "IBBI/RV/07/2018/10366",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "label": "BANK"
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      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
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  "value": "Borivali",
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  "value": "",
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  "label": false
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  "label": true
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  "value": "602",
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  "value": "",
  "label": true
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  "label": false
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  "value": "Borivali (West)",
  "label": false
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    "label": "Vitrified Tile Flooring"
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  "whetherCoveredUnderAnyState": {
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    "east": "Vasantrao Chougule Road"
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  "asPerDocumentAgreement": {
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    "west": "C.T.S. No. ",
    "south": "D. P. Road",
    "east": "C.T.S. No. "
  },
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"west": "",
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"east": ""
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  "taxies": {
    "title": "Taxies"
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "The composition of Residential Flat is 2 Bedrooms + Living
Room + Kitchen + 2 Toilets.",
"dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not
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"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "squareFeetGuideLineRate": "13113.00"
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"igrFinalRate": {
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  "rate": "11650.00",
  "squareFeetGuideLineRate": "11650.00",
  "squareMeterGuideLineRate": "125399.00"
},
"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "37,000/- Expected rental income per month",
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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 MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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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": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt + Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2005",
    "fullDate": "1/1/2005"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
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"label": "R.C.C. Foundation"
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},
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"buildingSpecification": {
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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": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
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  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "41",
"ageOfBuilding": "19",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
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routeMap_1719313039082_Image.png",
    "routeLat": "19.226611",
    "routeLng": "72.849306",
    "stationName": "Borivali",
    "routeDistance": "900 Mt."
  },
  "finalLatLng": {
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    "id": "5lwwf2",
    "name": "5lwwf2",
    "image": "cases/66752468fad0e137ddb33d2/
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  }
]
},
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "othersRate": "0",
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"distressValuePercentage": "80",
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"outward": {
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"rateVerify": {
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  "rccPlinth": {
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    "isHideFloor": false,
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "isHideFloor": false,
  "status": false
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  "status": false
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"externalPainting": {
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"label": "External Painting",
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"floorsCompleted": "",
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"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"status": false
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"workCompleted": {
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"floorsCompleted": "",
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"guidelineDetails": {
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      "orientation": "portrait"
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  "externalPhotos": [
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      "orientation": "portrait"
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      "orientation": "portrait"
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}
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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  "societyNameBoardImage": [
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      "path": "cases/66752468fadc0e137ddb33d2/
externallmg_1718956204852_1718955986280_image_17.jpeg",
      "orientation": "portrait"
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  "compositionImages": []
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    "max": "28031.00"
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  "builtUpRateRange": {
    "min": "21587.00",
    "max": "23637.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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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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    "status": true,
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  "status": true,
  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "status": true,
  "isEditable": false
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"taskStatus": {
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "660.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3",
  "SME/TCC/2021-22/86/3"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "66752468fad0e137ddb33d2",
"ownerName": "Shri. Rameshbhai Vashrambhai Italia & Smt. Varshaben Rameshbhai Italia",
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"ownerPhoneNo": "9820343346",
"fullAddress": "Residential Flat No. 602, 6th Floor, Shreenathji Co-op. Hsg. Soc. Ltd.,
Plot No. 197 of TPS III, 56th Road, Village - Eksar, Borivali (West), Taluka - Borivali,
District - Mumbai Suburban, Pin Code - 400 068, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "24/05/2004",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Mahavir Enterprises",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Shri. Rameshbhai Vashrambhai Italia & Smt. Varshaben
Rameshbhai Italia",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "5397/2004"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "378257",
    "path": "cases/66752468fadc0e137ddb33d2/
document_1718953057420_agreement.pdf",
    "fileName": "document_1718953057420_agreement.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "24/12/1996",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "CHE / 9885 / BP (WS) / AR"
},
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"displayStatus": true,
"fileName": "document_1719314169990_152237.pdf",
"path": "cases/66752468fadc0e137ddb33d2/
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"id": "690419",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Tue Jun 25 2024 16:46:10 GMT+0530 (India Standard Time)"
}
],
"assignmentType": {
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  "label": "Commercial"
},
"caseNumber": "009433",
"createdBy": "60f91822f3dd69653a5922e3",
"caseHistory": [
  {
    "id": "223060",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jun 21 2024 12:27:44 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Rameshbhai Vashrambhai Italia & Smt. Varshaben Rameshbhai
Italia",
    "phone": "9820343346",
    "ownershipShare": "",
    "email": "",
    "id": "551076"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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"externalReport": [],
"documentPerArea": [
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      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "962433",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "660",
    "squareMeterArea": "61.32",
    "docFinalBuiltUp": "792",
    "docFinalBuiltUpSquareMeter": "73.584",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
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      "area": "739.00",
      "squareMeterArea": "68.66",
      "expectedRate": "26000.00",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "812.90",
      "squareMeterArea": "75.52",
      "expectedRate": "23636.36",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printInReport": true,
  "_id": "667a61ee5687807c20973866",
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"property": "Flat",
"area": "739",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "https://maharera.mahaonline.gov.in",
"expectedPrice": "19214000",
"expectedRate": "26000.00",
"builtUpExpectedRate": "23636.36",
"image": "cases/66752468fad0e137ddb33d2/
indicator_1719296123883_Image.png",
"squareMeter": "68.66",
"id": "934529"
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"carpetArea": {
"area": "392.43",
"squareMeterArea": "36.46",
"expectedRate": "28030.48",
"percentage": ""
},
"builtUpArea": {
"area": "470.92",
"squareMeterArea": "43.75",
"expectedRate": "23358.53",
"percentage": "20"
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"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"area": "470.92",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "https://maharera.mahaonline.gov.in",
"expectedPrice": "11000000",
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"expectedRate": "28030.48",
"builtUpExpectedRate": "11000000",
"image": "cases/66752468fadc0e137ddb33d2/
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"squareMeter": "43.75",
"id": "707168"
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"carpetArea": {
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"percentage": ""
},
"builtUpArea": {
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"squareMeterArea": "50.17",
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"areaType": "Carpet",
"floor": "2",
"source": "magic_bricks",
"expectedPrice": "12600000",
"expectedRate": "28000.00",
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"image": "cases/66752468fadc0e137ddb33d2/
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"squareMeter": "41.81",
"id": "539875"
},
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"carpetArea": {
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"area": "857.00",
"squareMeterArea": "79.62",
"expectedRate": "25904.32",
"percentage": ""
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"builtUpArea": {
"area": "1028.40",
"squareMeterArea": "95.54",
"expectedRate": "21586.93",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
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"percentage": ""
},
"printlnReport": true,
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"areaType": "Carpet",
"floor": "18",
"source": "magic_bricks",
"expectedPrice": "22200000",
"expectedRate": "25904.32",
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"image": "cases/66752468fad0e137ddb33d2/
indicator_1719296288904_Image.png",
"squareMeter": "79.62",
"id": "775276"
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"carpetArea": {
"area": "849.00",
"squareMeterArea": "78.87",
"expectedRate": "26855.12",
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"builtUpArea": {
"area": "1018.80",
"squareMeterArea": "94.65",
"expectedRate": "22379.27",
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    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "6",
  "source": "magic_bricks",
  "expectedPrice": "22800000",
  "expectedRate": "26855.12",
  "builtUpExpectedRate": "22379.27",
  "image": "cases/66752468fadc0e137ddb33d2/
indicator_1719296332133_Image.png",
  "squareMeter": "78.87",
  "id": "145039"
}
],
"externalImages": [
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    "status": false,
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    "path": "cases/66752468fadc0e137ddb33d2/
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    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "667530b824f3ba1343e7ba09",
    "name": "externalImg_1718956127440_1718955986277_image_0.jpeg",
    "path": "cases/66752468fadc0e137ddb33d2/
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    "orientation": "portrait"
  },
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  "path": "cases/66752468fadc0e137ddb33d2/
externallmg_1718956130649_1718955986279_image_1.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "667530b824f3ba1343e7ba0b",
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  "path": "cases/66752468fadc0e137ddb33d2/
externallmg_1718956135998_1718955986279_image_2.jpeg",
  "orientation": "portrait"
},
{
  "type": "MEASUREMENT_IMAGE",
  "status": false,
  "_id": "667530b824f3ba1343e7ba0c",
  "name": "externallmg_1718956143188_1718955986279_image_3.jpeg",
  "path": "cases/66752468fadc0e137ddb33d2/
externallmg_1718956143188_1718955986279_image_3.jpeg",
  "orientation": "portrait"
},
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"email": "",
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Other			
Composition :			