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  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Sushant",
    "type": "CREDITOFFICER",
    "_id": "6588fc67b7b4df714da9091b",
    "lastName": "More",
    "mobileNo": "",
    "workMobileNo": "9768177407",
    "email": "sushantmore.racpcSION@gmail.com"
  },
  "fees": {
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    "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"
},
"client": {
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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": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"staff": {
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "_id": "64e5a649daae6a1c98101989",
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  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
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    "lastName": "Patil",
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    "designation": "",
    "shortName": "P",
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        {
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          "label": "Registered Valuer"
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    },
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      "role": "VALUER",
      "firstName": "Manoj",
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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    "number": "IBBI/RV/07/2018/10366"
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    "number": "CAT-I-F-1763"
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  {
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      "label": "Chartered Engineer"
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    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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"fatherName": "Baburao"
}
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    19.182226684955513
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      "dateTime": "2024-06-24",
      "remark": ""
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      "dateTime": "2024-06-24",
      "remark": "MANUAL_IN_TASK"
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    "value": "Gharivali",
    "label": true
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  "value": "",
  "label": true
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  "value": "Kalyan",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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  "label": true
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Village - Usarghar, S. No. 4 (P), 5 (P), 6 (P), 7 (P), 8 (P), 9 (P), & Others of Village -
Gharivali & S. No. 67/1 of Village - Sagaon",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "label": false
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  "label": false
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  "label": false
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  "label": false
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"flatSpecifications": {
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  },
  "flooring": {
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"label": "External site visit only"
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"doors": {
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"fittings": {
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  "label": "External site visit only"
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"finishing": {
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  "label": "Building Under Construction"
}
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"general": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mumbai Metropolitan Region Development Authority"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Open Plot",
    "west": "Road",
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    "east": "Building No. 1 (Under Construction Building)"
  },
}
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  "west": "Details not available",
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Site Information, composition of Residential flat is 2
Bedrooms + Living Room + Kitchen + 2 Toilets",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Document No. SROT /
Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali - Sagaon- 01 - Site A / Vol -
XXX / 675 / 2021 Dated 22.07.2021 issued by MMRDA",
"approvePlanVerified": "N.A., External Visit only",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of visit, Builder has not allowed for Internal Site inspection,
Measurement and Internal Photographs. The details about the work progress status
has been provided by Customer Relationship Manager - Mr. Krishna Gupta (Contact
No. 9372619071)",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential ",
  "rate": "63900",
  "landRate": "9600",
  "igrImage": "cases/667926ac7fd7e65ed581f04b/igr_1719477067129_Image.png",
  "squareMeterGuideLineRate": "70290.00",
  "squareFeetGuideLineRate": "6530.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "63900.00",
  "squareMeterGuideLineRate": "70290.00",
  "squareFeetGuideLineRate": "6530.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "7,000/- Expected rental income per month after completion",
  "assessmentNo": "Details not available",
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"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MMRADA / MHADA norms",
"tenantName": "",
"maintenanceOfFlat": "External Site Visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developing Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Along with One Mechanical Car Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
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  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
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"year": "2026",
"fullDate": "1/1/2026"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
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  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"maintenanceIssues": {
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "18",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "21"
},
"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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routeMap_1719292241364_Image.png",
    "routeLat": "19.182847",
    "routeLng": "73.080256",
    "stationName": "Dombivli",
    "routeDistance": "6.3 Km."
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
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    "finallatLng": true
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routeMap_1719292201770_Image.png"
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  ]
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"valuation": {
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  "totalwardrobesRate": "0",
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  "showcasesQty": "0",
  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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"totalpotentialValueRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
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"outward": {
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"rateVerify": {
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"underConstruction": {
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    "status": true
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"isHideFloor": false,
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"fullBuildingRcc": {
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  "status": true
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  "status": true
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  "percentage": "2.50",
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  "status": true
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"window": {
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"floorsCompleted": "25",
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"floorsCompleted": "25",
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"label": "Lift Installation",
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"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,

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"status": true
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  "isHideFloor": true,
  "status": true
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "96.00",
  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
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    "orientation": "portrait"
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externallmg_1719221686288_1719221540662_image_1.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "7962.00"
  },
  "builtUpRateRange": {
    "min": "4623.00",
    "max": "7238.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
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  },
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"kitchenArrangements": {
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  "ratePerUnit": "0.00",
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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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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
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"quantity": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "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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  "quantity": "",
  "ratePerUnit": "",
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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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  "value": "LEAD"
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"empanelmentNo": [
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  "SME/TCC/2021-22/86/3"
],
"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentIds": [],
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"ownerName": "Ashish Ashok Chavan ",
"ownerPhoneNo": "9011113436",
"appAddress": "Flat no. 1818, 18th Floor, Primerose Mhada 2, Gharivali, Kalyan
Dombivali ",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "remark": " (4 Pages from documents)",
      "from": {
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        "label": "Promoter"
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      "Promoter": "Runwal Residency Private Limited",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Ashish Ashok Chavan",
      "number": {
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        "label": "Document No"
      },
      "Document_No": "12581/2024"
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  },
  {
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      "label": "MHADA Offer Letter"
    },
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      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Housing_And_Area_Development_Authority",
        "label": "Maharashtra Housing And Area Development Authority"
      },
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
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  {
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      "label": "RERA Certificate"
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    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Maharashtra Real Estate Regulatory Authority"
      },
    },
  },
}
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  "label": "Document No"
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"Document_No": "P51700053843"
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"id": "968865",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Tue Jun 25 2024 10:49:46 GMT+0530 (India Standard Time)"
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{
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali -
01 / Amended Layout & C.C. B. No. 53, 54 / Vol - 40 / 662 / 2023"
  },
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  },
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    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali -
Sagaon- 01 - Site A / Vol - XXX / 675 / 2021 "
},
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"path": "cases/667926ac7fd7e65ed581f04b/
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"id": "721607",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Tue Jun 25 2024 10:50:43 GMT+0530 (India Standard Time)"
}
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jun 24 2024 13:26:28 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Ashish Ashok Chavan ",
    "phone": "9011113436",
    "ownershipShare": "",
    "email": "",
    "id": "915574"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "371489",
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    "totalAreaDocument": "472",
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    "docFinalBuiltUp": "519.2",
    "docFinalBuiltUpSquareMeter": "48.235",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
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      "expectedRate": "7961.54",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "26.57",
      "expectedRate": "7237.76",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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  "printInReport": true,
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"property": "Runwal Gardens Phase 2 Bldg No 13 17",
"area": "260.00",
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "2070000.00",
"expectedRate": "7961.54",
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"image": "cases/667926ac7fd7e65ed581f04b/
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{
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"area": "670.00",
"squareMeterArea": "62.25",
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"percentage": ""
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"builtUpArea": {
"area": "737.00",
"squareMeterArea": "68.47",
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"area": "",
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"floor": "",
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      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "48.22",
      "expectedRate": "4622.99",
      "percentage": "10"
    },
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "area": "471.89",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "",
    "source": "Index_no.2",
    "expectedPrice": "2399700.00",
    "expectedRate": "5085.30",
    "builtUpExpectedRate": "4622.99",
    "image": "cases/667926ac7fd7e65ed581f04b/
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    "squareMeter": "43.84",
    "id": "245031"
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"externallImages": [
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},
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  "status": false,
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externallmg_1719221686288_1719221540662_image_1.jpeg",
  "orientation": "portrait"
},
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externallmg_1719221687761_1719221540662_image_2.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66793dbe816c385eb891c505",
  "name": "externallmg_1719221690500_1719221540662_image_3.jpeg",
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externallmg_1719221690500_1719221540662_image_3.jpeg",
  "orientation": "portrait"
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{
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externalimg_1719221691928_1719221540662_image_5.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
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- 2 (EWS - LIG Building No. 2), MHADA Housing Scheme Code No. 355, Kalyan
Shilphata Road, Village - Gharivali, Dombivli (East), Taluka - Kalyan, District - Thane,
PIN Code - 421 204, State - Maharashtra, India",
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