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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Rohan ",
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@sbi.co.in"
  },
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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"
},
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  "remark": "Temp",
  "status": true
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  "mobileNo": "02225046265",
  "alternateMobileNo": "",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
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  "shortName": "SSV",
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  "email": "dasrat.jaiswar1234@gmail.com",
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  "mobileNo": "9987305468",
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  "workWithDocumentMaker": ""
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
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    "lastName": "Rasam",
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    "lastName": "Jadhav",
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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    "number": "IBBI/RV/07/2018/10366"
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  {
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      "label": "FIIV"
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    "number": "CAT-I-F-1763"
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      "label": "Chartered Engineer"
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      "remark": "lift not installed in this bldg. \nlift work is work in progress. \nbldg all work is complete, they said pasassion start on October 2024 .\nrate consider on 22000 per sqft. on rera carpet area.\n\n\n"
    }
  ]
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"marketAnalysisAndRemark": {
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  "label": true
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  "value": "",
  "label": false
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  "value": "Chunabhatti (East)",
  "label": false
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},
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
  },
  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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with Concealed."

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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Trimurti Road ",
    "south": "Hazara CHSL ",
    "east": "Internal Road"
  },
  "asPerDocumentAgreement": {
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    "west": "CTS No. 438 & CTS No. 439",
    "south": "CTS No. 442 & CTS No. 440",
    "east": "18.30 Mtr. Wide D.P. Road "
  },
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      "west": "",
      "south": "",
      "east": ""
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  }
}
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      "west": "",
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    },
    "taxies": {
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    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 1 Bedroom + Living Room + Kitchen + W.C & Bath. (i.e. 1 BHK)",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CHE / ES / 4668 / L / 337 (NEW) / 337 / 4 / Amend dated 09.06.2023 issued by MCGM.",
  "approvePlanVerified": "Yes ",
  "empanelledOfApprovePlan": "Building is under construction ",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
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  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "20000.00",
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"igrRate": {
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  "rate": "130710",
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  "squareMeterGuideLineRate": "137246.00",
  "squareFeetGuideLineRate": "12751.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "137246.00",
  "squareFeetGuideLineRate": "12751.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
  },
  "monthlyRent": "N.A",
  "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 MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "Building Under Construction"
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  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "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": {
    "value": "Residential",
    "label": "Residential"
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  "typeOfStructure": {
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    "label": "Proposed R.C.C Framed Structure"
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  "typeOfFoundation": {
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    "label": "Proposed R.C.C. Foundation"
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  "label": "Building Under Construction"
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"maintenanceOfTheBuilding": {
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  "label": "Building is under construction "
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"maintenancelssues": {
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  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
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"label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
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"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "10",
"flatFloorNo": "10",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
    }
  },
  "routeMapImg": "cases/668646185d6e897f7950411e/
routeMap_1720183283347_Image.png",
  "routeLat": "19.052159",
  "routeLng": "72.875637",
  "stationName": "Chuna Bhatti ",
  "routeDistance": "1.3 Km. "
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"finalLatLng": {
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  null
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"type": "Point"
},
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    "id": "zu7tmg",
    "name": "zu7tmg",
    "image": "cases/668646185d6e897f7950411e/
routeMap_1720183178537_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
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"othersQty": "1",
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"totalothersRate": "1000000",
"finaltotal": "9320000.00",
"distressValuePercentage": "80",
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"bookValue": "0",
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  "date": "Fri Jul 05 2024 18:24:30 GMT+0530 (India Standard Time)",
  "number": "2307097",
  "dayCount": "13",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "12",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
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  "label": "Internal Brick Work",
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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "12",
  "percentage": "7.00",
  "isHideFloor": false,
  "status": true
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "12",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "12",
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"percentage": "10.00",
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"status": true
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"liftInstallation": {
  "label": "Lift Installation",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"workCompleted": {
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  "status": true
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  "selectedBuildUpValue": "457.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
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      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "6687b83cbec4e37f7ac68e06",
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    "path": "cases/668646185d6e897f7950411e/
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    "path": "cases/668646185d6e897f7950411e/
externallmg_1720170555733_1720170421662_image_8.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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    "max": "22917.00"
  },
  "builtUpRateRange": {
    "min": "17182.00",
    "max": "20834.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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  "SITE_INSPECTION": true,
  "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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"createCase": "false",
"type": "CASE",
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  "label": "Approximate Rate Lead",
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"value": "APPROXIMATE_LEAD"
},
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
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  "SME/TCC/2021-22/86/3"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "DELIVERED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "668646185d6e897f7950411e",
"ownerName": "Ms. Snehal Subhash Kolge ",
"ownerPhoneNo": "9322093493",
"appAddress": "Flat no. 1002, 10th Floor, Wing - C, V Residence, Chunabhatti East ",
"remark": "lift not installed in this bldg. \nlift work is work in progress. \nbldg all work is complete, they said pasassion start on October 2024 .\nrate consider on 22000 per sqft. on rera carpet area.\n\n\n",
"documents": [
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Mr. Pankaj Shyam Chawla ",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Ms. Snehal Subhash Kolge ",
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "14500 / 2024"
  }
]
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    "createdAt": "Fri Jul 05 2024 17:47:43 GMT+0530 (India Standard Time)"
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  {
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      "label": "Approved Building Plan"
    },
    "inputs": {
      "documentDate": "09/06/2023",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "CHE / ES / 4668 / L / 337 (NEW) / 337 / 4 / Amend"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1720182074512_Plan__2.pdf",
    "path": "cases/668646185d6e897f7950411e/
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    "id": "262370",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Fri Jul 05 2024 17:51:14 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "17/07/2023",
      "nameOfApprovingAuthority": {
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        "label": "Municipal Corporation of Greater Mumbai"
      }
    }
  }
}
```

```
    },
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      "value": "No",
      "label": "No"
    },
    "No": "CHE / ES / 4668 / L / 337 (NEW) / FCC / 2 / Amend"
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  "createdAt": "Fri Jul 05 2024 17:52:08 GMT+0530 (India Standard Time)"
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51800028929"
  },
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
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"id": "840600",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Thu Jul 04 2024 12:20:00 GMT+0530 (India Standard Time)"
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],
"owners": [
{
"name": "Ms. Snehal Subhash Kolge ",
"phone": "9322093493",
"ownershipShare": "",
"email": "",
"id": "637024"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "555927",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "416",
"squareMeterArea": "38.65",
"docFinalBuiltUp": "457.6",
"docFinalBuiltUpSquareMeter": "42.515",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
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"images": [],
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{
"carpetArea": {
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"squareMeterArea": "44.59",
"expectedRate": "22916.67",
"percentage": ""
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"builtUpArea": {
"area": "528.00",
"squareMeterArea": "49.05",
"expectedRate": "20833.33",
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"saleableArea": {
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"expectedRate": "0.00",
"percentage": ""
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"area": "480",
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"rateType": "price_Indicator",
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"floor": "",
"source": "Nobroker.com",
"expectedPrice": "11000000",
"expectedRate": "22916.67",
"builtUpExpectedRate": "20833.33",
"image": "cases/668646185d6e897f7950411e/
indicator_1720181252899_Image.png",
"squareMeter": "44.59",
"id": "509697"
},
{
"carpetArea": {
"area": "582.00",
"squareMeterArea": "54.07",
"expectedRate": "19700.00",
"percentage": ""
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"builtUpArea": {
"area": "640.20",
"squareMeterArea": "59.48",
"expectedRate": "17909.09",
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"percentage": "10"
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "11465400",
"expectedRate": "19700.00",
"builtUpExpectedRate": "17909.09",
"image": "cases/668646185d6e897f7950411e/
indicator_1720181292784_Image.png",
"squareMeter": "54.07",
"id": "706717"
},
{
  "carpetArea": {
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    "squareMeterArea": "37.16",
    "expectedRate": "18900.00",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "40.88",
    "expectedRate": "17181.82",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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    "floor": "",
    "source": "Index_no.2",
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    "expectedRate": "18900.00",
    "builtUpExpectedRate": "17181.82",
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    "squareMeter": "37.16",
    "id": "533335"
  }
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"externalImages": [
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    "status": false,
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externalImg_1720170553205_1720170421662_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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externalImg_1720170553625_1720170421662_image_1.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externalImg_1720170553945_1720170421662_image_2.jpeg",
    "path": "cases/668646185d6e897f7950411e/
externalImg_1720170553945_1720170421662_image_2.jpeg",
    "orientation": "portrait"
  },
  },
}
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{
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  "path": "cases/668646185d6e897f7950411e/
externallmg_1720170554230_1720170421662_image_3.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6687b83cbec4e37f7ac68e03",
  "name": "externallmg_1720170554612_1720170421662_image_4.jpeg",
  "path": "cases/668646185d6e897f7950411e/
externallmg_1720170554612_1720170421662_image_4.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6687b83cbec4e37f7ac68e04",
  "name": "externallmg_1720170554905_1720170421662_image_5.jpeg",
  "path": "cases/668646185d6e897f7950411e/
externallmg_1720170554905_1720170421662_image_5.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6687b83cbec4e37f7ac68e05",
  "name": "externallmg_1720170555192_1720170421662_image_6.jpeg",
  "path": "cases/668646185d6e897f7950411e/
externallmg_1720170555192_1720170421662_image_6.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6687b83cbec4e37f7ac68e06",
  "name": "externallmg_1720170555491_1720170421662_image_7.jpeg",
  "path": "cases/668646185d6e897f7950411e/
externallmg_1720170555491_1720170421662_image_7.jpeg",
  "orientation": "portrait"
},
{
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"type": "EXTERNAL_IMAGES",
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      "gstNo": "18AABCT3518Q1ZZ",
      "panNo": "ABCDE1234A",
      "email": "vastukalamumbai@vastukala.com",
      "phone": "9819670183",
      "address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E),
Mumbai - 400 093",
      "shortName": "VCIPL",
      "type": "ORGANIZATION",
      "city": "Mumbai",
      "ownerEmail": "umang@vastukala.org",
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    "firstName": "Rashmi",
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- Mumbai Suburban , PIN - 400 022, State - Maharashtra, Country - India",
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"email": "",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 416.00",
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Name	Length	Width	Total
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Composition :

Other

Composition :
