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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Vidya",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231249",
    "email": "0_default_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-8850557384"
  },
  "fees": {
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    "expectedFees": null,
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  "organization": {
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"name": "Mumbai",
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"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RBO Sanpada",
  "email": "sme.navimum@sbi.co.in",
  "mobileNo": "022-27759215",
  "alternateMobileNo": "",
  "address": "SMEC VASHI, E/202, 2nd Floor, Sanpada Rly. Station Complex, Navi
Mumbai - 400 705, State - Maharashtra, Country - India.\n\n",
  "ledgerName": "STATE BANK OF INDIA - RBO SANPADA",
  "fax": "022-27752206",
  "sendStructuralCertificate": "0"
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  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
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  "_id": "64c777a8a5c3051014f4dd1f",
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  "firstName": "Pratik",
  "email": "pratikjain2277@gmail.com",
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  "shortName": "Pratik",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdcf2"
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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"visitedDate": [
  {
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"wing": {
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  "label": true
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
  },
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    "label": "Vitrified Tile Flooring"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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}
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"townplanApprovedByList": {
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"label": "Mira Bhayander Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
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"south": "Krishna Dham Building",
"east": "Jai Haresh Apartment"
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"west": "Details not available ",
"south": "Details not available ",
"east": "Details not available "
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"east": "Open to sky ",
"south": "Flat No. 105",
"west": "Lobby "
},
"asPerDocument": {
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"west": "Details not available "
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  "taxies": {
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy certificate is received, it may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A. ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 600.00Sq. Ft. , Terrace
Area is 388 Balcony area is 97 is more than Built up area 708.00 Sq. Ft. & Terrace area
is 150.00 Sq. Ft. mentioned in the documents provided to us. We have considered area
mentioned in the documents. Hence, to give proper weightage to the value of the
property, higher rate i.e. 12,800/- per Sq. Ft. is considered.",
  "depreciationPercentage": "24",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "12200",
  "depreciatedBuildingRate": "1900"
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"igrRate": {
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  "landRate": "26920",
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  "squareMeterGuideLineRate": "79990.00",

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"squareFeetGuideLineRate": "7431.00"
},
"igrFinalRate": {
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  "rate": "6371.00",
  "squareMeterGuideLineRate": "68580.00",
  "squareFeetGuideLineRate": "6371.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "20,000/- (Expected rental income per month ",
  "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": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No "
},
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  "roof": {
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    "label": "R. C. C. Slab"
  },
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"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Parking ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2008",
  "fullDate": "1/1/2008"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"materialUsedList": {
  "value": "Good",
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
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},
"provisionOfFirefighting": {
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  "label": "Information not available"
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"groundStilt": {
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    "value": "ground",
    "label": "Ground"
  },
  "yearOfConstructionAsPer": {
    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "44",
  "ageOfBuilding": "16",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "4",
  "flatFloorNo": "1",
  "noOfLifts": "",
  "noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
  "area": "708.16",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
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    "routeStation": {
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      "label": "Railway Station"
    },
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routeMap_1720595325996_Image.png",
    "routeLat": "19.303804",
    "routeLng": "72.863083",
    "stationName": "Bhayander ",
    "routeDistance": "1.4 Km "
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  "finalLatLng": {
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  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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    "isHideFloor": false,
    "status": true
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    "status": false
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    "status": false
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    "isHideFloor": false,
    "status": false
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},
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "status": false
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  "status": false
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
}
}
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externallmg_1720260781107_WhatsApp_Image_20240706_at_134106_2.jpeg",
      "orientation": "portrait"
    }
  ],
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externallmg_1720260984658_WhatsApp_Image_20240706_at_134056_2.jpeg",
      "orientation": "portrait"
    }
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      "name":
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      "path": "cases/66867787194f4629de0a0b88/
externallmg_1720260965727_WhatsApp_Image_20240706_at_134049_1.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "66891978bec4e37f7ac7128c",
      "name":
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    "orientation": "landscape"
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    "path": "cases/66867787194f4629de0a0b88/
externallmg_1720260781118_WhatsApp_Image_20240706_at_134107.jpeg",
    "orientation": "portrait"
  }
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"societyNameBoardImage": [
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    "_id": "66891978bec4e37f7ac71297",
    "name":
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    "path": "cases/66867787194f4629de0a0b88/
externallmg_1720260984671_WhatsApp_Image_20240706_at_134057.jpeg",
    "orientation": "landscape"
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  {
    "status": false,
    "_id": "66891978bec4e37f7ac71296",
    "name":
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    "path": "cases/66867787194f4629de0a0b88/
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    "orientation": "portrait"
  }
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    "_id": "668918ada403df7f574f3f3c",
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    "status": false,
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/66867787194f4629de0a0b88/
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    "orientation": "landscape"
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  {
    "status": false,
    "_id": "66891965bec4e37f7ac7122c",
    "name": "Living Room",
    "path": "cases/66867787194f4629de0a0b88/
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "66891965bec4e37f7ac71230",
    "name": "Living Room",
    "path": "cases/66867787194f4629de0a0b88/
externallmg_1720260965711_WhatsApp_Image_20240706_at_134104_3.jpeg",
    "orientation": "landscape"
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    "_id": "66891965bec4e37f7ac71235",
    "name": "Living Room",
    "path": "cases/66867787194f4629de0a0b88/
externallmg_1720260965722_WhatsApp_Image_20240706_at_134106.jpeg",
    "orientation": "landscape"
  }
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"indicatorRange": {
  "carpetRateRange": {
    "min": "11143.00",
    "max": "12961.00"
  },
  "builtUpRateRange": {
    "min": "9286.00",
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"max": "10801.00"
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"saleableRateRange": {
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  "max": "9000.00"
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"detailsOfValuation": {
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    "status": true,
    "isEditable": false
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    "isEditable": true
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    "estimatedValue": "0.00",
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  "estimatedValue": "0.00",
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  "title": "Electricity deposits / electrical fittings, etc",
  "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",
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  "isEditable": true
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"others": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
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"status": true,
"isEditable": false
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  "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",
"leadType": {
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "708.16",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66867787194f4629de0a0b88",
"ownerName": "Mital Janardan Ghotarkar ",
"ownerPhoneNo": "8356874631",
"appAddress": "flat no. 104 1 th floor Bhalchandra Bldg village Navghar Bhayander",
"remark": "bankar panchal madam 9930207635",
"documents": [
  {
    "documentType": {
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"value": "60ae1293aa6d152c1801b447",
"label": "Occupation Certificate"
},
"inputs": {
  "documentDate": "01/01/2008",
  "nameOfApprovingAuthority": {
    "value": "Mira_Bhayander_Municipal_Corporation",
    "label": "Mira Bhayander Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "MNP / NR / 4310 / 2008 - 09"
},
"isHardCopy": false,
"displayStatus": true,
"id": "589562",
"path": "cases/66867787194f4629de0a0b88/
document_1720088432006_1720088307847_Sbi__Rbo_sanpada.pdf",
"fileName": "document_1720088432006_1720088307847_Sbi__Rbo_sanpada.pdf"
},
{
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "14/12/2007",
    "from": {
      "value": "The_Builders",
      "label": "The Builders"
    },
    "The_Builders": "M/s. Vikram Developers ",
    "to": {
      "value": "The_Purchasers",
      "label": "The Purchasers"
    },
    "The_Purchasers": "Mr. Sagar Gajanan Tamhankar ",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "9249/2007"
  },
  "isHardCopy": false,
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"displayStatus": true,
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47_Sbi__Rbo_sanpada.pdf",
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_1720088432006_1720088307847_Sbi__Rbo_sanpada.pdf",
"id": "612767",
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"createdAt": "Wed Jul 10 2024 11:22:07 GMT+0530 (India Standard Time)"
},
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"label": "Commencement Certificate"
},
"inputs": {
"documentDate": "30/03/2007",
"nameOfApprovingAuthority": {
"value": "Mira_Bhayander_Municipal_Corporation",
"label": "Mira Bhayander Municipal Corporation"
},
"number": {
"value": "Document_No",
"label": "Document No"
},
"Document_No": "MNP / NR / 4310 / 2008 - 09"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/66867787194f4629de0a0b88/
document_1720592034464_44146.pdf",
"id": "951611",
"uploadedBy": "657157794999312746cdc402",
"createdAt": "Wed Jul 10 2024 11:43:54 GMT+0530 (India Standard Time)"
},
{
"documentType": {
"value": "60ae1256aa6d152c1801b331",
"label": "Index - II (1 Page from agreement)"
},
"inputs": {
"documentDate": "20/06/2024",
"from": {
"value": "Seller",
"label": "Seller"
},

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"Seller": "Varsha G. Tamhankar ",
"to": {
  "value": "purchaser",
  "label": "purchaser"
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"purchaser": "Mital Janardan Ghotarkar ",
"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "12169 / 2024"
},
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"fileName": "document_1720592605768_46294.pdf"
}
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"caseNumber": "009722",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
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    "id": "628831",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jul 04 2024 15:50:55 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mital Janardan Ghotarkar ",
    "phone": "8356874631",
    "ownershipShare": "",
    "email": "",
    "id": "516397"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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},
  "id": "403943",
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  "length": "16.17",
  "length1": "16",
  "length2": "2",
  "width": "9.00",
  "width1": "9",
  "width2": "0",
  "totalArea": "145.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "145.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "1",
  "name": "Dining",
  "length": "4.42",
  "length1": "4",
  "length2": "5",
  "width": "9.58",
  "width1": "9",
  "width2": "7",
  "totalArea": "42.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "42.33"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "4.17",
  "length1": "4",
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  "width1": "5",
  "width2": "0",
  "totalArea": "20.83",
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"images": [],
"extraAreas": [],
"finalArea": "20.83"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "7.58",
  "length1": "7",
  "length2": "7",
  "width": "9.50",
  "width1": "9",
  "width2": "6",
  "totalArea": "72.04",
  "images": [],
  "extraAreas": [],
  "finalArea": "72.04"
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "9.00",
  "length1": "9",
  "length2": "0",
  "width": "2.25",
  "width1": "2",
  "width2": "3",
  "totalArea": "20.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.25"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
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"name": "Toilet",
"length": "7.00",
"length1": "7",
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"width": "4.00",
"width1": "4",
"width2": "0",
"totalArea": "28.00",
"images": [],
"extraAreas": [],
"finalArea": "28.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "12.25",
  "length1": "12",
  "length2": "3",
  "width": "8.67",
  "width1": "8",
  "width2": "8",
  "totalArea": "106.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "106.17"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "12.67",
  "length1": "12",
  "length2": "8",
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  "width1": "9",
  "width2": "9",
  "totalArea": "123.50",
  "images": [],
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```

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"finalArea": "123.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "6.42",
  "length1": "6",
  "length2": "5",
  "width": "4.00",
  "width1": "4",
  "width2": "0",
  "totalArea": "25.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.67"
}
],
"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Terrace Area",
      "value": "Terrace_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "length": "",
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    "length2": "5",
    "width": "",
    "width1": "8",
    "width2": "7",
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    "images": [],
    "extraAreas": [],
    "finalArea": "25.463999999999995",
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"percentageBeforeTotal": "63.66",
"percentage": "40"
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{
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    "value": "Carpet"
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  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "13.50",
  "length1": "13",
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Ltd. , Near Kashi Nagar , Vimal Dairy Lane, Opposite Anand Nagar, Village - Goddeo,
Taluka - Thane , District - Thane , Bhayander (East) , PIN - 401 105, State -
Maharashtra, India",
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2 Toilet",
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"finalSalableArea": "923.94",
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"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 697.00\nTerrace Area in Sq. Ft. = 388.00",
"finalSaleablePercentage": "10",
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Name	Length	Width	Total
Composition :			
Living Room	16'2"	9'0"	145.50
Dining	4'5"	9'7"	42.33
Passage	4'2"	5'0"	20.83
Kitchen	7'7"	9'6"	72.04
Passage	9'0"	2'3"	20.25
Toilet	7'0"	4'0"	28.00
Bedroom	12'3"	8'8"	106.17

Bedroom	12'8"	9'9"	123.50
Toilet	6'5"	4'0"	25.67
Other Composition :			
Terrace Area	7'5"	8'7"	63.66
Terrace Area	13'6"	20'0"	270.00
Terrace Area	11'0"	10'5"	114.58
Dry Balcony Area	4'0"	7'7"	30.33