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{
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
    "_id": "659e42a602c44c777bae2d2f",
    "lastName": "Kamble",
    "mobileNo": "",
    "workMobileNo": "8689869332",
    "email": "2sbi.14677@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 4000,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000167",
  "type": "BRANCH",
  "name": "RACPC Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
  "alternateMobileNo": "",
  "address": "Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4,
Railway Station Building, C.B.D. Belapur, Navi Mumbai - 400 614, State - Maharashtra,
Country - India.",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
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  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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    "_id": "60af80072ffdf65bcd658651",
    "number": "IBBI/RV/07/2018/10366"
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      "label": "FIIV"
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"fatherName": "Baburao"
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  "label": true
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  "label": false
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  "value": "Ajanta",
  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "404",
  "label": false
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  "value": "",
  "label": false
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  "label": false
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  "label": true
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
  }
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  "label": "Teak Wood Door frame with Solid flush door"
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"windows": {
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  "label": "Aluminium Sliding Windows with window grills"
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"fittings": {
  "value":
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  "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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"finishing": {
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  "label": "Cement Plastering"
}
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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"south": "Residential Building ",
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  "east": "Details not available "
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    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
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"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per site inspection 1 BHK Flat converted into 2 BHK by
converting Kitchen into bedroom & Balcony into Kitchen.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
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"approvePlanVerified": "N.A.",
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},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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Kitchen into bedroom & Balcony into Kitchen.",
  "depreciationPercentage": "61.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "18778",
  "depreciatedBuildingRate": "1078"
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"igrRate": {
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  "rate": "141100",
  "landRate": "60000",
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  "squareMeterGuideLineRate": "141100.00",
  "squareFeetGuideLineRate": "13109.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "59",
  "rate": "10020.00",
  "squareFeetGuideLineRate": "10020.00",
  "squareMeterGuideLineRate": "107849.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "monthlyRent": "22,000/- expected rental income per month ",
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Normal "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
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"year": "1983",
"fullDate": "1/1/1983"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "19",
"ageOfBuilding": "41",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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    "routeLat": "19.079667",
    "routeLng": "73.002028",
    "stationName": "Turbhe ",
    "routeDistance": "2.7 Km. "
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
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      "id": "9py9go",
      "name": "9py9go",
      "image": "cases/66889c94bec4e37f7ac6c29c/
routeMap_1720606551082_Image.png"
    }
  ]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "number": "2307155",
  "dayCount": "11",
  "monthCount": "159",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
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"status": true
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "status": false
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  "status": false
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [],
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      "path": "cases/66889c94bec4e37f7ac6c29c/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "externallmg_r_1720416271729_TimePhoto_20240706_111323.jpg",
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    "orientation": "portrait"
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    "path": "cases/66889c94bec4e37f7ac6c29c/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/66889c94bec4e37f7ac6c29c/
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    "orientation": "portrait"
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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  "builtUpRateRange": {
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    "max": "20834.00"
  },
  "saleableRateRange": {
    "min": "11907.00",
    "max": "17362.00"
  }
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
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  "quantity": "0.00",
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"extraCollapsibleGates": {
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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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  "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,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
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  "value": "LEAD"
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"isExternalReport": false,
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"empanelmentNo": [
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"ownerName": "Mr. Mahesh Kashinath More & Mrs. Praniti Mahesh More ",
"ownerPhoneNo": "9987398985",
"appAddress": "flat no. 404 4 th floor Bldg Ajanta R C F Employees co. op hsg. plot
no. 24 & 25 sector no 15 vashi ",
"remark": "SSL Nilesh kuthe. \nsir please Urgent ahe ha. ",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "28/06/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mrs. Rajam Nair, Mr. Venugopal Aravindakshan Nair & Mr. Harish
Aravindakshan Nair",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      }
    }
  }
]
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    },
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    "No": "13849 / 2024"
  },
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"document_1720228997548_1720228875118_Mahesh_more_SBI_BELAPUR.pdf"
},
{
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    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "01/07/1983",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "24415 / 701"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1720604327199_263941.pdf",
  "path": "cases/66889c94bec4e37f7ac6c29c/
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  "id": "345233",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Jul 10 2024 15:08:47 GMT+0530 (India Standard Time)"
},
{
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    "label": "Commencement Certificate"
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},
"inputs": {
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  "nameOfApprovingAuthority": {
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    "label": "CIDCO"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "BP / Sector 15 / Vashi / 556"
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"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1720604420297_Agreement.pdf",
"path": "cases/66889c94bec4e37f7ac6c29c/
document_1720604420297_Agreement.pdf",
"id": "381582",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Jul 10 2024 15:10:20 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "009757",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "106274",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jul 06 2024 06:53:32 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Mahesh Kashinath More & Mrs. Praniti Mahesh More ",
    "phone": "9987398985",
    "ownershipShare": "",
    "email": "",
    "id": "210900"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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  "label": "Square Feet"
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"length": "18.42",
"length1": "18",
"length2": "5",
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"width2": "7",
"totalArea": "176.49",
"images": [],
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  "measurementType": {
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  "length": "3.42",
  "length1": "3",
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  "width": "7.67",
  "width1": "7",
  "width2": "8",
  "totalArea": "26.19",
  "images": [],
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    "width2": "11",
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  "length": "6.42",
  "length1": "6",
  "length2": "5",
  "width": "10.17",
  "width1": "10",
  "width2": "2",
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "length2": "8",
  "width": "9.92",
  "width1": "9",
  "width2": "11",
  "totalArea": "95.86",
  "images": [],
  "extraAreas": [],
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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},
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  "name": "Toilet",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
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  "width1": "6",
  "width2": "0",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "2.67",
  "length1": "2",
  "length2": "8",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "10.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.44"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "39.00",
  "length1": "39",
  "length2": "00",
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  "width1": "1",
  "width2": "00",
  "totalArea": "39.00",
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"images": [],
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"otherComposition": [],
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"typeofDocument": {
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"value": "60ae1254aa6d152c1801b326"
},
"docMeasurementType": {
"value": "Square_Feet",
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},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "41.99",
"totalAreaDocument": "452",
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"docFinalBUILTUpSquareMeter": "50.39",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "578269"
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"images": [],
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"area": "500.00",
"squareMeterArea": "46.45",
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"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "55.74",
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"percentage": "20"
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"saleableArea": {
"area": "720.00",
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  "property": "Flat",
  "area": "600",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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  "areaType": "Built_Up",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "10000000",
  "expectedRate": "20000.00",
  "builtUpExpectedRate": "10000000",
  "image": "cases/66889c94bec4e37f7ac6c29c/
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  "squareMeter": "55.74",
  "id": "475065"
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{
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    "squareMeterArea": "44.59",
    "expectedRate": "20208.33",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "53.51",
    "expectedRate": "16840.28",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "64.21",
    "expectedRate": "14033.56",
    "percentage": "20"
  },
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  "property": "Flat",
  "area": "480",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "9700000",
"expectedRate": "20208.33",
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  "createdBy": {
    "_id": "64dc7184ccaf1e7b7f637f47",
    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
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  "workType": "PRINT",
  "display": true,
  "status": true,
  "_id": "668fc8dc78ee7784be9f22229",
  "note": "RV 98% (Task Reopen)",
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"taskId": "668e7057ea3d3719a8b7401c",
"createdAt": "2024-07-11T12:19:19.030Z"
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    "lastName": "Moozhickal",
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  },
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  "status": true,
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  "note": "RV 98% (Task Reopen)",
  "taskId": "668e71b658650519d26c2e9a",
  "createdAt": "2024-07-11T12:19:30.940Z"
}
],
"createdAt": "2024-07-06T01:23:32.156Z",
"updatedAt": "2024-07-11T12:21:58.717Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 404, 4th Floor, Wing - Ajanta, R C F Employees Co-
Op. Hsg. Soc. Ltd., Plot No. 24 & 25, Sector - 15, Village - Vashi , Taluka - Thane ,
District - Thane, Navi Mumbai, PIN - 400 703, State - Maharashtra, Country - India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "60b7189d2ffdf65bcd65882b",
"contactPersonName": "Mahesh Kashinath More",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9987398985",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement For Sale",
```

```
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 452.00",
"flatRate": "20500",
"landOtherRate": "17700",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "446.24",
"extendOfSiteRemark": "\nAll the above areas are 1% of the Agreement for Sale Area.
The above calculations and detail measurements taken by us prove that the Agreement
for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for
Sale area",
"finalBuiltupArea": "490.86",
"finalCarpetArea": "446.24",
"finalSalableArea": "539.95",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "\n",
"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Wed Jul 10 2024 14:53:20 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-07-06"
```



<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	18'5"	9'7"	176.49
Passage	3'5"	7'8"	26.19
Bedroom	6'5"	10'2"	65.24
Bedroom	9'8"	9'11"	95.86
Toilet	4'2"	6'0"	25.00
Toilet	2'8"	3'11"	10.44
Kitchen	39'00"	1'00"	39.00
Other Composition :			