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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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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": "Rajesh",
    "type": "CREDITOFFICER",
    "_id": "653de381d6fbd83553d3f51a",
    "lastName": "KUMAR",
    "mobileNo": "",
    "workMobileNo": "7892953881",
    "email": "1coorddesk.rasmechby@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 6000,
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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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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856baa0",
  "branchCode": "000286",
  "type": "BRANCH",
  "name": "RASMECCC Bhayandar",
  "email": "Coorddesk.rasmecbhy@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "RASMECCC Bhayandar Branch Unit No. 101, 102, 103B, 1st Floor, IT
Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, Opp. Maxus Mall, Bhayander
(West), Thane – 401 101, 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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  "email": "amitsalvi2909@gmail.com",
  "lastName": "Salvi",
  "mobileNo": "7499830659",
  "shortName": "Amit",
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  "email": "pratikjain2277@gmail.com",
  "lastName": "Jain",
  "mobileNo": "9619286285",
  "designation": "",
  "shortName": "Pratik",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdcf2"
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
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    "lastName": "Patil",
    "mobileNo": "9769797568",
    "designation": "",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
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    "lastName": "Khedekar",
    "mobileNo": "8369040652",
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          "label": "Registered Valuer"
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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  {
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    "number": "IBBI/RV/07/2018/10366"
  },
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    "number": "CAT-I-F-1763"
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    "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "visitedDate": [
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      "dateTime": "2024-07-09",
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"marketAnalysisAndRemark": {
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"address": {
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    "status": true,
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  "label": true
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"city": {
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  "value": "",
  "label": false
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  "value": "A",
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  "value": "",
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  "label": true
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  "value": "1102",
  "label": false
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "Mira Road (East)",
  "label": false
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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 Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "finishing": {
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    "label": "Building Under Construction"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "Mira_Bhayander_Municipal_Corporation",
    "label": "Mira Bhayander Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Jari Mari Mandir Road",
    "west": "Neel Kamal Building & Raj Estate",
    "south": "Shree Krishna Complex",
    "east": "IP Royal Villa Building"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
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}
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  "asPerDocument": {
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    "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 Approved Plan, the composition of Residential Flat will be 2 Bedrooms + Living Room + Dining Area + Kitchen + 2 Toilets + W.D. Area",
"dateOfIssusApprovePlan": "Copy of Approved Plan Document No. MBMNP / NR / 4461/ 2021 - 22 Dated 25.03.2022 issued by Mira Bhayandar Municipal Corporation ",
"approvePlanVerified": "N.A., as the building is under construction",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of visit, Builder has not allowed for Internal site inspection,

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measurement and Internal Photographs of the property. The details about the work progress status has been provided by Sales person - Simin (Contact No. 9321423073).",

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"depreciationPercentage": "",
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"rate": "74300",
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"squareMeterGuideLineRate": "81730.00",
"squareFeetGuideLineRate": "7593.00"
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"igrFinalRate": {
"floorRatePercentage": "10",
"depreciationPercentage": "0",
"rate": "74300.00",
"squareMeterGuideLineRate": "81730.00",
"squareFeetGuideLineRate": "7593.00"
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"outgoingDetail": {
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"value": "Medium",
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"propertyTypeOfUseList": {
"value": "Proposed_Residential_Purpose",
"label": "Proposed Residential Purpose"
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"propertyOccupiedByList": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"monthlyRent": "27,500/- Expected rental income per month after completion",
"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 MBMC norms",
"tenantName": "",
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"maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "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 Type - 1 Ground - 87 (Mechanical Big Ground Parking) at Stilt Level",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2025",
    "fullDate": "1/1/2025"
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  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  }
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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    "label": "Building Under Construction"
  },
  "systemOfAirConditioning": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "provisionOfFirefighting": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "groundStilt": {
    "value": "stilt",
    "label": "Stilt"
  },
  "yearOfConstructionAsPer": {
    "value": "Approx.",
    "label": "Approx."
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "0",
  "ageOfBuilding": "0",
  "noOfBasement": "",
  "noOfPodium": "2",
  "noOfAmenityFloors": "",
  "noOfFloors": "30",
  "flatFloorNo": "11",
  "noOfLifts": "4",
  "noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "19.271585",
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"routeLng": "72.889501",
"stationName": "Mira Road",
"routeDistance": "4.6 Km.",
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  "label": "Railway Station"
}
},
"finalLatLng": {
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  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "6ssxsd",
    "name": "6ssxsd",
    "image": "cases/6689162c194f4629de0af829/
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  }
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"bookValue": "0",
"finalValue": "11536800.00"
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"outward": {
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  "number": "2307183",
  "dayCount": "21",
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  "generatedBy": "60092304a16fab0f2af9b0c2"
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"rateVerify": {
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    "floorsCompleted": "Complete",
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    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
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"isHideFloor": false,
"status": true
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"fullBuildingRcc": {
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  "percentage": "40",
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  "status": true
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  "status": true
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  "status": true
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  "percentage": "71.00",
  "isHideFloor": true,
  "status": true
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      "orientation": "portrait"
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  "path": "cases/6689162c194f4629de0af829/
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  "orientation": "portrait"
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    "max": "0.00"
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"ownerPhoneNo": "8454905100",
"appAddress": "FLAT NO 1102 A WING 11 TH FLOOR INDRADHANUSHYA KASHI
VILLAGE MIRA ROAD EAST THANE ",
"remark": "ANY QUERY CONTACT PERSON ASHISH BHABAD \n7709815152\n
\nshaikh gulzar ali 8850340361\n\nFMV 1.22 CR\nRV 1.15 CR",
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
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      "from": {
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    "value": "Promoter",
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  "Promoter": "M/s. Sonam Homes Pvt. Ltd.",
  "to": {
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    "label": "Allottee"
  },
  "Allottee": "Mr. Shaikh Gulzar Ali Qudrat Ali & Mrs. Zarine Gulzar Ali Shaikh",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "11746/2024"
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    "label": "RERA Certificate"
  },
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "P51700019830"
  },
  "isHardCopy": false,
  "displayStatus": true,
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    "label": "Commencement Certificate"
  },
  "inputs": {
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
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      "label": "Document No"
    }
  },
  "Document_No": "MNP / NR / 4461 / 2021 - 2022"
},
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
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      "label": "Document No"
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  },
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"caseHistory": [
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"id": "539438",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Sat Jul 06 2024 15:32:20 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Shaikh Gulzar Ali Qudrat Ali & Mrs. Zarine Gulzar Ali Shaikh",
"phone": "8454905100",
"ownershipShare": "",
"email": "",
"id": "572680"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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"value": "Square_Feet",
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"squareMeterArea": "70.51",
"totalAreaDocument": "759.00",
"docBUILTUPPercentage": "10",
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"docFinalBUILTUPSquareMeter": "77.56",
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"percentage": ""
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"builtUpArea": {
"area": "830.50",
"squareMeterArea": "77.16",
"expectedRate": "12281.76",
"percentage": "10"
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"saleableArea": {
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"area": "755.00",
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"saleablePercentage": "0",
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"expectedPrice": "10200000.00",
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"id": "989097"
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  "squareMeterArea": "78.08",
  "expectedRate": "12970.01",
  "percentage": "10"
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
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"area": "764.00",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "10900000.00",
"expectedRate": "14267.02",
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"image": "cases/6689162c194f4629de0af829/
indicator_1720420193632_Image.png",
"squareMeter": "70.98",
"id": "402865"
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  "expectedPrice": "6000000.00",
  "expectedRate": "16216.22",
  "builtUpExpectedRate": "14742.01",
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  "id": "411673"
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{
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    "squareMeterArea": "70.51",
    "expectedRate": "14492.75",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "77.56",
    "expectedRate": "13175.23",
    "percentage": "10"
  },
  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "11000000.00",
"expectedRate": "14492.75",
"builtUpExpectedRate": "13175.23",
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"squareMeter": "70.51",
"id": "811102"
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    "squareMeterArea": "70.51",
    "expectedRate": "13043.48",
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  "builtUpArea": {
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    "squareMeterArea": "77.56",
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    "percentage": "10"
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  "area": "759.00",
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    "id": "575530"
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externallmg_1720583717653_WhatsApp_Image_20240710_at_091046_2.jpeg",
    "orientation": "portrait"
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