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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "label": "Direct",
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  },
  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Sushant",
    "type": "CREDITOFFICER",
    "_id": "6588fc67b7b4df714da9091b",
    "lastName": "More",
    "mobileNo": "",
    "workMobileNo": "9768177407",
    "email": "sushantmore.racpcSION@gmail.com"
  },
  "fees": {
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
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  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "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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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {
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"pickupPerson": {
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  "_id": "60b7177d2ffdf65bcd65882a",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
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  "_id": "60f949ce45132d6a6bddbcc3",
  "role": "SITEENGINEER",
  "firstName": "Tushar ",
  "email": "tusharbhuwad90@gmail.com",
  "lastName": "Bhuwad",
  "mobileNo": "9082053889",
  "designation": "",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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"email": "prajakta@vastukala.org",
"lastName": "Patil",
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  "mobileNo": "9004134140",
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  "type": "EMPLOYEE",
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    "firstName": "Manoj",
    "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": "Chartered Engineer"
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      "number": "AM161706-3"
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        "label": "Registered Valuer"
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  "fatherName": "Baburao"
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  "value": "BANK"
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"location": {
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      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
  "value": "2BHK",
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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    "key": "country",
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  "label": true
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  "key": "landmark",
  "value": "",
  "label": false
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  "key": "wing",
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"label": true
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  "value": "",
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  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
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"suburb": {
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  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Ceramic tiles Flooring & Marble Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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"label": "Joint Ownership"
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  "value": "MiddleClass",
  "label": "Middle Class"
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"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
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"townplanApprovedByList": {
  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Forest Street",
  "south": "Cliff Ave",
  "east": "Glen Heights"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
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    "east": ""
  },
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},
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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570 / BPES / AS dated 16.10.1998 issued by Municipal Corporation of Greater
Mumbai",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "29830",
  "depreciatedBuildingRate": "1830"
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"igrRate": {
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  "rate": "287840",
  "landRate": "102750",
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  "squareMeterGuideLineRate": "302232.00",
  "squareFeetGuideLineRate": "28078.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
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"depreciationPercentage": "74",
"rate": "23260.00",
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "55,000/- 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": "Priyanka Sharma",
  "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": {
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    "label": "6\" Thk. Brick Masonery"
  }
},
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"waterTank": {
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"pavementLaid": {
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"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1998",
  "fullDate": "1/1/1998"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "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",
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
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"protAgainstNatDis": {
  "value": "Good",
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
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"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"ageOfBuilding": "26",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
"area": "880.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Memorandum of Understanding"
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"routeMap": {
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"label": "Railway Station"
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"routeMapImg": "cases/668f6fdd852007427d54cbcb/
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"routeLat": "19.114873",
"routeLng": "72.909353",
"stationName": "Kanjur Marg",
"routeDistance": "3.9 Km."
},
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"coordinates": [
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"locationMapImg": [
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{
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"valuation": {
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"finalValue": "26250400.00"
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"outward": {
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  "status": true
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"reportImages": {
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    "orientation": "portrait"
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    "path": "cases/668f6fdd852007427d54cbcb/
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/668f6fdd852007427d54cbcb/
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    "orientation": "portrait"
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/668f6fdd852007427d54cbcb/
externallmg_r_1721023051227_TimePhoto_20240713_120237.jpg",
    "orientation": "portrait"
  }
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  "builtUpRateRange": {
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    "max": "33150.00"
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  "saleableRateRange": {
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    "max": "0.00"
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    "isEditable": false
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"ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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"title": "Potential value, if any",
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"ratePerUnit": "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,
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"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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isExternalReport": false,
isSiteMeasurementAllowed": true,
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"ownerName": "Mrs. Lubaina L. Colombowala, Mr. Liyakatali A. Colombowala & Ms.
Simran Colombowala",
"ownerPhoneNo": "9922499996",
"appAddress": "Flat no. A-603, 6th Floor, Glengate Building, Hiranandani Garden,
Powai",
"remark": "",
"documents": [
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    "documentType": {
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      "value": "60ae124aaa6d152c1801b2f9"
    },
    "inputs": {
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        "value": "The_Transferor",
        "label": "The Transferor"
      },
      "The_Transferor": "Mrs. Lubaina L. Colombowala, Mr. Liyakatali A. Colombowala &
Ms. Simran Colombowala",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Vimal Kumar Karatt & Mrs. Srijja Vimal Kumar Karatt"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "702035",
    "path": "cases/668f6fdd852007427d54cbcb/document_1720676231551_172067611
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    "fileName": "document_1720676231551_1720676115019_29da3b25e7b3424cbb52
3f20a120aa3d.pdf"
  },
  {
    "documentType": {
      "label": "Occupancy Certificate",
      "value": "60ae124baa6d152c1801b2fd"
    }
  }
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        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "CE / 570 / BPES / AS"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "619693",
    "path": "cases/668f6fdd852007427d54cbcb/
document_1720676261121_1720676144367_Occupation_Certificate020.pdf",
    "fileName":
"document_1720676261121_1720676144367_Occupation_Certificate020.pdf"
  }
],
"caseNumber": "009852",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "490064",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jul 11 2024 11:08:37 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Lubaina L. Colombowala, Mr. Liyakatali A. Colombowala & Ms.
Simran Colombowala",
    "phone": "9922499996",
    "ownershipShare": "",
    "email": "",
    "id": "243122"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Vimal Kumar Karatt & Mrs. Srija Vimal Kumar Karatt",
    "phone": ""
  }
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"email": "",
"ownershipShare": ""
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"name": "Living Room",
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"length1": "10",
"length2": "00",
"width": "21.33",
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"width2": "4",
"totalArea": "213.33",
"images": [],
"extraAreas": [],
"finalArea": "213.33"
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "1",
"name": "Dining",
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"length2": "3",
"width": "11.42",
"width1": "11",
"width2": "5",
"totalArea": "48.52",
"images": [],
"extraAreas": [],
"finalArea": "48.52"
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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  "width": "3.33",
  "width1": "3",
  "width2": "4",
  "totalArea": "24.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.17"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Toilet",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "30.90",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.90"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "Bedroom",
  "length": "12.42",
  "length1": "12",
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  "width1": "10",
  "width2": "3",
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  "id": "5",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "2.25",
  "width1": "2",
  "width2": "3",
  "totalArea": "6.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "6.75"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.50",
  "length1": "3",
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  "width1": "4",
  "width2": "8",
  "totalArea": "16.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.33"
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    "label": "Square Feet"
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  "id": "7",
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"width2": "4",
"totalArea": "142.94",
"images": [],
"extraAreas": [],
"finalArea": "142.94"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
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  "width1": "7",
  "width2": "3",
  "totalArea": "30.21",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.21"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "9.42",
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  "length2": "5",
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  "width2": "1",
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"finalArea": "66.70"
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"otherComposition": [],
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    "label": "Memorandum of Understanding",
    "value": "60ae124aaa6d152c1801b2f9"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "squareMeterArea": "81.75",
  "totalAreaDocument": "880",
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  "docFinalBuiltUpSquareMeter": "0.00",
  "docSaleablePercentage": "",
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  "docFinalSaleableSquareMeter": "0.00",
  "id": "673329"
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"images": [],
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    "squareMeterArea": "70.23",
    "expectedRate": "35449.74",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "84.28",
    "expectedRate": "29541.45",
    "percentage": "20"
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    "squareMeterArea": "0.00",
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    "percentage": ""
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  "area": "756",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "6",
  "source": "https://www.99acres.com/",
  "expectedPrice": "26800000",
  "expectedRate": "35449.74",
  "builtUpExpectedRate": "29541.45",
  "image": "cases/668f6fdd852007427d54cbcb/
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  "squareMeter": "70.23",
  "id": "372651"
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{
  "carpetArea": {
    "area": "733.33",
    "squareMeterArea": "68.13",
    "expectedRate": "36136.53",
    "percentage": ""
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  "builtUpArea": {
    "area": "880.00",
    "squareMeterArea": "81.75",
    "expectedRate": "30113.64",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Hiranandani Garden, Glengate, Powai",
  "area": "880",
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  "saleablePercentage": "0",
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"areaType": "Built_Up",
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"source": "https://www.99acres.com/",
"expectedPrice": "26500000",
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"image": "cases/668f6fdd852007427d54cbcb/
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"id": "511987"
},
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"carpetArea": {
"area": "733.33",
"squareMeterArea": "68.13",
"expectedRate": "35591.07",
"percentage": ""
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"builtUpArea": {
"area": "880.00",
"squareMeterArea": "81.75",
"expectedRate": "29659.09",
"percentage": "20"
},
"saleableArea": {
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"squareMeterArea": "0.00",
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"percentage": ""
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  "size": "198102",
  "createdAt": "Mon Jul 15 2024 12:23:29 GMT+0530 (India Standard Time)",
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},
{
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"leadRemarks": [],
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"createdAt": "2024-07-11T05:38:37.269Z",
"updatedAt": "2024-07-15T12:38:20.683Z",
"__v": 0,
"assignmentType": {
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 603, 6th Floor, Wing - A, Glengate Co-op. Hsg.
Soc. Ltd., Hiranandani Gardens, Village - Powai, Taluka - Kurla, District - Mumbai
Suburban District, Mumbai, PIN Code - 400 076, State - Maharashtra, India",
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"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Vimal Kumar Karatt & Mrs. Srija Vimal Kumar Karatt",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Proposed Buyer",
"siteVisitContactNo": "9823325677",
"buildingServicesRate": "3000",
"finalAreaType": "Built Up Area",
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"finalBuiltUpPercentage": "0",
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"landOtherRate": "28000",
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  "roadFacing": false,
  "mall": false
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    "value": "Free_Hold"
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    "lesseeName": "",
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"finalSaleablePercentage": "0",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Dining + 3 Passage +
2 Toilet",
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"carpetTotal": "700.37",
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 "builtupPercentage": "20",
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 "toBeAdded": "",
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 "reportGeneratedDate": "Mon Jul 15 2024 17:45:07 GMT+0530 (India Standard Time)",
 "siteVisitDate": "2024-07-13"
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Name	Length	Width	Total
Composition :			
Living Room	10'00"	21'4"	213.33
Dining	4'3"	11'5"	48.52
Passage	7'3"	3'4"	24.17
Toilet	4'2"	7'5"	30.90
Bedroom	12'5"	10'3"	127.27
Passage	3'00"	2'3"	6.75
Passage	3'6"	4'8"	16.33
Bedroom	13'10"	10'4"	142.94
Toilet	4'2"	7'3"	30.21
Kitchen	9'5"	7'1"	66.70
Other Composition :			