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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Namrata ",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231032",
    "email": "racpc.sion@sbi.co.in",
    "mobileNo": "",
    "workMobileNo": "8879237774",
    "lastName": "Salvi"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "2500"
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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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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
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  "status": true
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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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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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  "zoneName": "Mumbai (Metro) & Maharashtra"
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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": "",
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"siteEngineer": {
  "type": "EMPLOYEE",
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  "role": "SITEENGINEER",
  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
  "shortName": "AS",
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"rateVerifier": {
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  "_id": "60092304a16fab0f2af9b0c2",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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"maker": {
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  "role": "MAKER",
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"email": "jayaraja@vastukala.org",
"lastName": "Acharya",
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"designation": "",
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"profilePhoto": "users/60092304a16fab0f2af9b0c2/
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{
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],
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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        "label": "Chartered Engineer"
      },
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\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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  "value": "BANK"
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  "latitude": "19.441665264514814",
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72.80969147264277,
19.441665264514814
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"siteVisit": {
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  ],
  "visitedDate": [
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      "dateTime": "2024-07-22",
      "remark": "MANUAL_IN_TASK"
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  ]
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "Maharashtra",
    "label": true
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    "key": "country",
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  "value": "9",
  "label": false
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  "value": "",
  "label": true
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"value": "Vasai",
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  "value": "",
  "label": true
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  "key": "street1",
  "value": "Yashwant Nagar Complex",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
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  "label": true
},
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  "key": "newSurveyNumber",
  "value": "343",
  "label": true
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  "key": "hissaNo",
  "value": "A & B",
  "label": true
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  "key": "CTSNo",
  "value": "",
  "label": true
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  "key": "blockNo",
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  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"policeStation": {
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  "value": "",
  "label": false
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  "key": "postalCode",
  "value": "PIN - 401 303",
  "label": false
},
"suburb": {
  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Virar (West)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "Vitrified tile flooring"
  },
  "doors": {
    "value": "Teak_wood_door_frame_with_flush_shutters",
    "label": "Teak wood door frame with flush shutters"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value": "Concealed_plumbing_with_C.P._fittings._Concealed_Electrical_wiring",
    "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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  }
}
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"general": {
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  "populationGroupList": {
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    "label": "Semi Urban"
  },
  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Wing - D & Road",
    "west": "St Thomas Catholic Church",
    "south": "Wing - B & Internal Road",
    "east": "Tree House High School"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "Flat No. 901 & 902",
      "east": "Tree House School",
      "south": "Duct Area",
      "west": "Flat No. 905& 906"
    },
    "asPerDocument": {
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  },
}
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"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Balcony Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "10000.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {
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  "rate": "58200",
  "landRate": "12800",
  "igrImage": "cases/669dee3f2abbb93f33ea6076/igr_1721651558865_Image.png",
  "squareMeterGuideLineRate": "61110.00",
  "squareFeetGuideLineRate": "5677.00"
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},
"igrFinalRate": {
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  "squareFeetGuideLineRate": "5453.00",
  "squareMeterGuideLineRate": "58695.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per VVMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "R.C.C. slab"
  },
  "partitions": {
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"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": "Covered Parking Space",
"constructionWorkStatus": {
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"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2021",
"fullDate": "1/1/2021"
},
"planningArea": {
"value": "Residential",
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"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
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"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": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
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"label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "9",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "511.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/669dee3f2abbb93f33ea6076/
routeMap_1721719315604_Image.png",
    "routeLat": "19.440686",
    "routeLng": "72.808818",
    "stationName": "Virar",
    "routeDistance": "1.9 km."
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
  "showLocation": {
    "latLng": true,

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"finallatlng": true
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    "id": "I742vg",
    "name": "I742vg",
    "image": "cases/669dee3f2abbb93f33ea6076/
routeMap_1721719111344_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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mage_20240722_at_132715.jpeg",
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    "name": "Living Room",
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    "name": "Living Room",
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    "name": "Living Room",
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    "name": "Living Room",
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  "builtUpRateRange": {
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  "saleableRateRange": {
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"ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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taskStatus": {
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
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siteVisitType": "FULL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
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"finalValuationArea": "465.00",
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Dr. Sunil Shripat Yadav",
"ownerPhoneNo": "8652805122",
"appAddress": "Flat no. 903/904, 9th Floor, Wing - C, Violet BLDG no. 16, Yashwant
Nagar Complex, Village - Bolinj, Virar ",
"remark": "urgent visit Today ",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Developers",
        "label": "Developers"
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      "Developers": "M/s. Ameya Builders And Property Developers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Dr. Sunil Shripat Yadav & Mrs. Ramanandini Sunil Yadav",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "1193 / 2024"
    },
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    "path": "cases/669dee3f2abbb93f33ea6076/document_1721626122114_172162601
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11932015converted.pdf"
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{
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "VVCMC/TP/OC/VP-147/147/2020-2021"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/669dee3f2abbb93f33ea6076/
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  "fileName":
"document_1721626149678_1721626043292_DOC20220902WA0014.pdf"
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  "documentType": {
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    "label": "Revised Development Permission"
  },
  "inputs": {
    "documentDate": "22/08/2014",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "VVCMC/TP/RDP/VP-0147/0110/2014-15"
  },
  "isHardCopy": false,
  "displayStatus": true,

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    "id": "130781",
    "uploadedBy": "60f91b6f344e052188ffd1fc",
    "createdAt": "Tue Jul 23 2024 14:06:07 GMT+0530 (India Standard Time)"
  }
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"caseNumber": "010063",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "848781",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jul 22 2024 10:59:35 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Dr. Sunil Shripat Yadav",
    "phone": "8652805122",
    "ownershipShare": "",
    "email": "",
    "id": "156584"
  },
  {
    "name": "Mrs. Ramanandini Sunil Yadav",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "745157"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "827801",
    "name": "Living Room",
    "length": "9.25",
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"length2": "3",
"width": "14.83",
"width1": "14",
"width2": "10",
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.58",
  "length1": "3",
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  "width": "3.58",
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  "width2": "7",
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  "images": [],
  "extraAreas": [],
  "finalArea": "12.84"
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "10.42",
  "length1": "10",
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  "width2": "00",
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"length2": "4",
"width": "7.25",
"width1": "7",
"width2": "3",
"totalArea": "45.92",
"images": [],
"extraAreas": [],
"finalArea": "45.92"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.58",
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  "width1": "11",
  "width2": "3",
  "totalArea": "107.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "107.81"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "6",
  "name": "Toilet",
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  "length1": "3",
  "length2": "9",
  "width": "7.42",
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"width1": "7",
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"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
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"name": {
"label": "Balcony Area",
"value": "Balcony_Area"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"length": "6.67",
"length1": "6",
"length2": "8",
"width": "7.25",
"width1": "7",
"width2": "3",
"totalArea": "48.33",
"images": [],
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"finalArea": "48.33",
"percentageBeforeTotal": "48.33",
"percentage": "100"
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"externalReport": [],
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{
"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "607510",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "465",
  "squareMeterArea": "43.2",
  "docFinalBuiltUp": "511.5",
  "docFinalBuiltUpSquareMeter": "47.52",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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"images": [],
"indicatorArr": [
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    "carpetArea": {
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      "squareMeterArea": "58.53",
      "expectedRate": "10634.92",
      "percentage": ""
    },
    "builtUpArea": {
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      "squareMeterArea": "64.38",
      "expectedRate": "9668.11",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
    "_id": "669e51922abbb93f33eade73",
    "property": "M Baria Bldg No 16 Violet Virar WEST",
    "area": "630.00",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "Housing.Com",
    "expectedPrice": "6700000.00",
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"expectedRate": "10634.92",
"builtUpExpectedRate": "9668.11",
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"id": "766291"
},
{
"carpetArea": {
"area": "418.00",
"squareMeterArea": "38.83",
"expectedRate": "10928.23",
"percentage": ""
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"builtUpArea": {
"area": "459.80",
"squareMeterArea": "42.72",
"expectedRate": "9934.75",
"percentage": "10"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "M Baria Violet Virar West",
"area": "418.00",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Commonfloor.com",
"expectedPrice": "4568000.00",
"expectedRate": "10928.23",
"builtUpExpectedRate": "9934.75",
"image": "cases/669dee3f2abbb93f33ea6076/
indicator_1721651283749_Image.png",
"squareMeter": "38.83",
"id": "443480"
},
{
"carpetArea": {
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"area": "659.18",
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"percentage": ""
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"builtUpArea": {
"area": "725.10",
"squareMeterArea": "67.36",
"expectedRate": "8481.59",
"percentage": "10"
},
"saleableArea": {
"area": "",
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"percentage": ""
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"printlnReport": true,
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"property": "M Baria Bldg No 16 Violet Virar WEST",
"area": "659.18",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
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      "firstName": "Nitesh",
      "lastName": "Khedekar",
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Violet Building, Yashwant Nagar Complex, Village - Bolinj, Virar (West), Taluka - Vasai,
District - Palghar, PIN - 401 303, State - Maharashtra, India",
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"email": "",
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"isUrgent": "false",
"ownershipShare": "",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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}

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Name	Length	Width	Total
Composition :			
Living Room	9'3"	14'10"	137.21

Passage	3'7"	3'7"	12.84
Kitchen	10'5"	7'00"	72.92
Toilet	6'4"	7'3"	45.92
Bedroom	9'7"	11'3"	107.81
Toilet	3'9"	7'5"	27.81
Other Composition :			
Balcony Area	6'8"	7'3"	48.33