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  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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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": "Dinesh",
    "type": "CREDITOFFICER",
    "_id": "661790eb834794131c1f0f1b",
    "lastName": "SSL",
    "mobileNo": "",
    "workMobileNo": "9082173552",
    "email": "dinesh.pal@saurab.org"
  },
  "fees": {
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    "expectedFees": null,
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  "name": "Mumbai",
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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",
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  "initial": "SBI",
  "remark": "Temp",
  "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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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
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  "_id": "648fcad91b499c2d52dc86f3",
  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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"rateVerifier": {
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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},
"maker": {
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  "role": "MAKER",
  "firstName": "Jayaraja",
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"email": "jayaraja@vastukala.org",
"lastName": "Acharya",
"mobileNo": "9867664219",
"designation": "",
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"profilePhoto": "users/60f91b6f344e052188ffd1fc/
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      {
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          "label": "IBBI"
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        "number": "IBBI/RV/07/2018/10366"
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    },
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      "title": {
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        "label": "Chartered Engineer"
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      "number": "AM161706-3"
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      "number": "IBBI/RV/07/2018/10366"
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  "workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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  "fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.88650932019186"
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"geo": {
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72.88650932019186,
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      "remark": ""
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    {
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      "dateTime": "2024-07-24",
      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2024-07-24",
      "remark": "MANUAL_IN_TASK"
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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"address": {
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    "label": true
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  "value": "Kurla - III",
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  "value": "Mumbai Suburban",
  "label": true
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  "key": "city",
  "value": "Kurla (East), Mumbai",
  "label": false
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  "value": "",
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  "label": true
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  "label": true
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  "key": "buildingName",
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  "label": false
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  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "value": "2(pt)",
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  "value": "207",
  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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"policeStation": {
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"label": false
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"GUTNo": {
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "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": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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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": "Middle Class"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "'A' Wing of Roha Vatika - Kumud Building & Dhamma Kutti Marg",
    "east": "Internal Road"
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  "asPerDocumentAgreement": {
    "north": "Building No. 129",
    "west": "Building No. 128",
    "south": "40 Feet Wide Road",
    "east": "Mother Dairy Compound"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "Lift Area",
      "east": "Open Space",
      "south": "Flat No. 208",
      "west": "Passage"
    }
  }
}
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      "east": "Information not available",
      "south": "Information not available",
      "west": "Information not available"
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    "title": "Boundaries of The Flat"
  },
  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
    },
    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "+ Dry Balcony Area.",
  "dateOfIssusApprovePlan": "Yes",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
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  "depreciatedBuildingRate": "2800"
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"igrRate": {
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"propertyName": "Flat",
"rate": "82350",
"landRate": "27230",
"igrImage": "cases/66a0d264935bbf721bf58276/igr_1722058323814_Image.png",
"squareMeterGuideLineRate": "82350.00",
"squareFeetGuideLineRate": "7651.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "82350.00",
  "squareMeterGuideLineRate": "82350.00",
  "squareFeetGuideLineRate": "7651.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "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 MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Vacant flat with good condition"
},
"marketability": {
  "marketabilityList": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "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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"label": "Good"
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"materialUsedList": {
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  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"maintenanceIssues": {
  "value": "New_Building",
  "label": "New Building"
},
"visibleDamageInBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
}
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "17",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "482.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66a0d264935bbf721bf58276/
routeMap_1722061140698_Image.png",
    "routeLat": "19.063342",
    "routeLng": "72.886509",
    "stationName": "Kurla",
    "routeDistance": "2.1 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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    0
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  "type": "Point"
},
"showLocation": {
  "latlng": false,
  "finallatlng": false
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"locationMapImg": [
  {
    "id": "jui67",
    "name": "jui67",
    "image": "cases/66a0d264935bbf721bf58276/
routeMap_1722060965697_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"bookValueDocument": null,
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"outward": {
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  "date": "Sat Jul 27 2024 15:32:25 GMT+0530 (India Standard Time)",
  "number": "2307447",
  "dayCount": "8",
  "monthCount": "451",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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},
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  "label": "Internal Brick Work",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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"percentage": "0.00",
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"externalPainting": {
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  "isHideFloor": false,
  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  ],
  "selfieWithSiteVisitImages": [
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lmg_1721884776894_1721884664213_image_3.jpeg",
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    lmg_1721884777887_1721884664213_image_5.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/66a0d264935bbf721bf58276/externallmg_1722060739905_external
    lmg_1721884779778_1721884664213_image_10.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/66a0d264935bbf721bf58276/externallmg_1722060739909_external
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    "name": "Living Room",
    "path": "cases/66a0d264935bbf721bf58276/externallmg_1722060758149_external
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    "orientation": "portrait"
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Img_1721884807141_1721884703626_image_0.jpeg",
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    "max": "27478.00"
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  "builtUpRateRange": {
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    "max": "24980.00"
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  "saleableRateRange": {
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    "max": "20817.00"
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
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  "ratePerUnit": "0.00",
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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,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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"isExternalReport": false,
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"status": true,
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"paymentStatus": "PENDING",
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"ownerName": "Mrs. Shree Balkrishna Lole",
"ownerPhoneNo": "8369783766",
"appAddress": "Flat no. 207, 2nd Floor, Roha Vatika - Roha Kumud, Nehru Nagar,
Kurla East ",
"remark": "",
"documents": [
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      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Roha Realty Private Limited (Roha Realty / Promoter No. 1), M/s.
Advait Builders And Developers (Advait/Promoter No. 2)",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Shree Balkrishna Lole, Mrs. Bharati Balkrishna Lole & Mr.
Balkrishna Gulabrao Lole"
    },
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    "displayStatus": true,
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7077_AFS__Kumud_Shree_Balkrishna_Lole_Kumud_207.pdf",
    "fileName": "document_1721815641154_1721815537077_AFS__Kumud_Shree_Ba
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lkrishna_Lole_Kumud_207.pdf"

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  },
  {
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      "label": "Commencement Certificate"
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      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Housing_And_Area_Development_Authority",
        "label": "Maharashtra Housing And Area Development Authority"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": " MH/EE/(BP)/GM/MHADA-22/598/2022/FCC/1/Amend"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "795279",
    "path": "cases/66a0d264935bbf721bf58276/document_1722064712908_3_Comme
ncement_Certificates___NA_Order_for_plotted_development.pdf",
    "fileName": "document_1722064712908_3_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
  },
  {
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      "label": "RERA Certificate"
    },
    "inputs": {
      "documentDate": "04/06/2021",
      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Real_Estate_Regulatory_Authority",
        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "No",
        "label": "No"
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      "No": " P51800029480"
    },
    "isHardCopy": false,
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " MHADA-22/598/2022"
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"isHardCopy": false,
"displayStatus": false,
"id": "307428",
"path": "cases/66a0d264935bbf721bf58276/
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"fileName":
"document_1722065734010_5_Copy_of_Layout_Approval_in_case_of_layout.pdf"
},
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "18/04/2024",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " MH/EE/(BP)/GM/MHADA-22/598/OCC/1/New"
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    "fileName": "document_1722066299718_Part_OC.pdf"
  }
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jul 24 2024 15:37:32 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Shree Balkrishna Lole",
    "phone": "8369783766",
    "ownershipShare": "",
    "email": "",
    "id": "102008"
  },
  {
    "name": "Mrs. Bharati Balkrishna Lole",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "817289"
  },
  {
    "name": "Mr. Balkrishna Gulabrao Lole",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "566418"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"name": "Living Room",
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"length1": "18",
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"width2": "5",
"totalArea": "193.58",
"images": [],
"extraAreas": [],
"finalArea": "193.58"
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  "name": "Kitchen",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
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  "width1": "8",
  "width2": "1",
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  "extraAreas": [],
  "finalArea": "81.51"
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  "length2": "1",
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  "width1": "10",
  "width2": "1",
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "4.08",
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  "length2": "1",
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  "width1": "3",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "12.25"
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"otherComposition": [
  {
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"toBeAdded": {
  "label": "Carpet",
  "value": "Carpet"
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"name": {
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  "value": "Dry_Balcony_Area"
},
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  "value": "Square_Feet",
  "label": "Square Feet"
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"length": "7.17",
"length1": "7",
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"width2": "3",
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"percentageBeforeTotal": "16.12",
"percentage": "100"
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"documentPerArea": [
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    "value": "60ae124aaa6d152c1801b2f8"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "40.78",
  "totalAreaDocument": "439",
  "docBultupPercentage": "10",
  "docFinalBultUp": "482.90",
  "docFinalBultUpSquareMeter": "44.86",
  "docSaleablePercentage": "",
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"docFinalSaleableSquareMeter": "0.00",
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"squareMeterArea": "41.25",
"expectedRate": "23873.87",
"percentage": ""
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"builtUpArea": {
"area": "488.40",
"squareMeterArea": "45.37",
"expectedRate": "21703.52",
"percentage": "10"
},
"saleableArea": {
"area": "586.08",
"squareMeterArea": "54.45",
"expectedRate": "18086.27",
"percentage": "20"
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"printInReport": true,
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"property": "Flat",
"area": "444",
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"saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "10600000",
"expectedRate": "23873.87",
"builtUpExpectedRate": "21703.52",
"image": "cases/66a0d264935bbf721bf58276/
indicator_1722058108934_Image.png",
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"carpetArea": {
"area": "222.00",
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"squareMeterArea": "20.62",
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  "squareMeterArea": "22.69",
  "expectedRate": "24979.52",
  "percentage": "10"
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Kumud, Nav Vishwa Vihar Co-op. Hsg. Soc. Ltd., Nehru Nagar, MHADA Layout, Village
- Kurla - III, Taluka - Kurla, District - Mumbai Suburban, Kurla (East), Mumbai, PIN - 400
024, State - Maharashtra, India",
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"addressForMap": "",
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"email": "",
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"finalBuiltUpPercentage": "10",
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"flatRate": "24500",
"landOtherRate": "21700",
"shopDetails": {
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  "mall": false
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Toilet + Passage",
"carpetTotal": "421.29",
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"leaseTo": "",  
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}  
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Name	Length	Width	Total
Composition :			
Living Room	18'7"	10'5"	193.58
Kitchen	10'1"	8'1"	81.51
Toilet	4'1"	7'1"	28.92
Bedroom	10'5"	10'1"	105.03
Passage	4'1"	3'00"	12.25
Other Composition :			
Dry Balcony Area	7'2"	2'3"	16.12