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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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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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    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@sbi.co.in"
  },
  "fees": {
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    "expectedFees": null,
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  "name": "Mumbai",
  "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"
},
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
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  "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": "",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    ]
  }
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  "value": "BANK"
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"externalReportDetails": {
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  "label": true
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  "value": "Navi Mumbai",
  "label": false
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  "roof": {
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    "label": "R.C.C. slab"
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    "label": "Vitrified tiles flooring"
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    "label": "Middle Class"
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Navi Mumbai Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "east": "Bhakti Residency"
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  "asPerDocumentAgreement": {
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    "south": "Information not available",
    "east": "Information not available"
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  "unitBoundaries": {
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      "east": "Bhakti Residency",
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"south": "Flat No. 503",
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  "east": "Information not available",
  "south": "Information not available",
  "west": "Information not available"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Flowerbed 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": ""
},
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciatedCostOfConstruction": "24025",
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"igrRate": {
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  "rate": "124900",
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  "squareMeterGuideLineRate": "131145.00",
  "squareFeetGuideLineRate": "12184.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "85",
  "rate": "11162.00",
  "squareFeetGuideLineRate": "11162.00",
  "squareMeterGuideLineRate": "120143.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Consumer No. 000286803049",
  "meterCardHolderName": "Mr. Vikash Raj & Mrs. Ritu Raj",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per NMMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Along with Stilt Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2009",
    "fullDate": "1/1/2009"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  },
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"qualityOfConstruction": {
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  "label": "Good"
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "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": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
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"label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "5",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1087.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1722230984426_Image.png",
    "routeLat": "19.055797",
    "routeLng": "73.015091",
    "stationName": "Juinagar",
    "routeDistance": "650m",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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    "name": "o4effe",
    "image": "cases/66a23a90197cde340b3ef4bd/
routeMap_1722230840644_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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    "status": false
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  ],
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      "orientation": "portrait"
    }
  ],
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      "path": "cases/66a23a90197cde340b3ef4bd/externallmg_r_1722230651759_externallmg_r_172224002499_TimePhoto_20240727_105837.jpg",
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  ]
}
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],
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    "path": "cases/66a23a90197cde340b3ef4bd/externallmg_1722230617115_externallmg_172223968183_IMG_20240727_104020.jpg",
    "orientation": "portrait"
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    "orientation": "portrait"
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  "name": "Living Room",
  "path": "cases/66a23a90197cde340b3ef4bd/externallmg_r_1722230651757_exter
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  "orientation": "portrait"
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  "name": "Bedroom",
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  "path": "cases/66a23a90197cde340b3ef4bd/externallmg_r_1722230627367_exter
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  "orientation": "portrait"
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    "max": "26250.00"
  },
  "builtUpRateRange": {
    "min": "19321.00",
    "max": "21875.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
}
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    "ratePerUnit": "0.00",
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    "status": true,
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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",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
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"type": "CASE",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "906.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerName": "Mr. Vikash Raj",
"ownerPhoneNo": "9819273117",
"appAddress": "Flat no. 502, 5th Floor, Vasundhara Height, Sanpada ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "04/09/2009",
      "remark": "(5 Pages from document)",
    }
  }
]
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"from": {
  "value": "Builder",
  "label": "Builder"
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"Builder": "M/s. Shreenathji",
"to": {
  "value": "Purchasers",
  "label": "Purchasers"
},
"Purchasers": "Mr. Vikash Raj & Mrs. Ritu Raj",
"number": {
  "value": "Registration_No",
  "label": "Registration No"
},
"Registration_No": "3299/2009"
},
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"displayStatus": true,
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"fileName":
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},
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "01/08/2009",
    "nameOfApprovingAuthority": {
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      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
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      "label": "No"
    },
    "No": " NRV/BP/Case No. B-5773/3039/2009"
  },
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  "displayStatus": true,
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    "label": "Electricity Bill"
  },
  "inputs": {
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    "number": {
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      "label": "Consumer No"
    },
    "Consumer_No": "000296803049"
  },
  "isHardCopy": false,
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  "fileName": "document_1722232980450_534031.pdf",
  "path": "cases/66a23a90197cde340b3ef4bd/
document_1722232980450_534031.pdf",
  "id": "859598",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Mon Jul 29 2024 11:33:00 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "010169",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "167201",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jul 25 2024 17:14:16 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Vikash Raj",
    "phone": "9819273117",
    "ownershipShare": "",
    "email": "",
    "id": "290406"
  },
  {
    "name": "MRs. Ritu Raj",
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"phone": "",
"email": "",
"ownershipShare": "",
"id": "429278"
}
],
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"label": "Square Feet"
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"id": "805596",
"name": "Living Room",
"length": "10.67",
"length1": "10",
"length2": "8",
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"width2": "00",
"totalArea": "224.00",
"images": [],
"extraAreas": [
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"value": "Square_Feet",
"label": "Square Feet"
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"name": "Living Room",
"extraAreaType": "Add",
"length": "10.42",
"length1": "10",
"length2": "5",
"width": "4.00",
"width1": "4",
"width2": "00",
"totalArea": "41.67"
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]
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"finalArea": "265.67"
},
{
"measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
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  "length1": "9",
  "length2": "11",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "89.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "89.25"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "12.92",
  "length1": "12",
  "length2": "11",
  "width": "8.75",
  "width1": "8",
  "width2": "9",
  "totalArea": "113.02",
  "images": [],
  "extraAreas": [],
  "finalArea": "113.02"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "13.25",
  "length1": "13",
  "length2": "3",
  "width": "10.00",
  "width1": "10",
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "132.50"
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Cupboard",
  "length": "2.67",
  "length1": "2",
  "length2": "8",
  "width": "7.67",
  "width1": "7",
  "width2": "8",
  "totalArea": "20.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.44"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "5.17",
  "length1": "5",
  "length2": "2",
  "width": "6.67",
  "width1": "6",
  "width2": "8",
  "totalArea": "34.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.44"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```



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},
  "id": "6",
  "name": "Kitchen",
  "length": "8.92",
  "length1": "8",
  "length2": "11",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "69.10",
  "images": [],
  "extraAreas": [],
  "finalArea": "69.10"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "12.08",
  "length1": "12",
  "length2": "1",
  "width": "10.08",
  "width1": "10",
  "width2": "1",
  "totalArea": "121.84",
  "images": [],
  "extraAreas": [],
  "finalArea": "121.84"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
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  "width1": "6",
  "width2": "7",
  "totalArea": "24.69",
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "6.67",
  "length1": "6",
  "length2": "8",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "26.67"
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    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "2.83",
  "length1": "2",
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  "width1": "10",
  "width2": "5",
  "totalArea": "29.51",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.51"
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    "label": "Square Feet"
  },
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"name": "Passage",
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"width2": "3",
"totalArea": "11.62",
"images": [],
"extraAreas": [],
"finalArea": "11.62"
}
],
"otherComposition": [
{
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    "value": "Carpet"
  },
  "name": {
    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "0",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "12.00",
  "width1": "12",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24",
  "percentageBeforeTotal": "24.00",
  "percentage": "100"
}
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"externalReport": [],
"documentPerArea": [
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    "name": "externallmg_r_1722230651757_externallmg_r_1722224002495_TimePhoto_20240727_104954.jpg",
    "path": "cases/66a23a90197cde340b3ef4bd/externallmg_r_1722230651757_externallmg_r_1722224002495_TimePhoto_20240727_104954.jpg",
    "orientation": "portrait"
  },
}
```

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  "status": false,
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  "path": "cases/66a23a90197cde340b3ef4bd/externalImg_r_1722230651759_externalImg_r_1722224002499_TimePhoto_20240727_105837.jpg",
  "orientation": "portrait"
},
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  "path": "cases/66a23a90197cde340b3ef4bd/externalImg_1722258417437_1.jpg",
  "orientation": "portrait"
}
],
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    "filename": "1722258022939_Diamentiaon.jpg",
    "path": "cases/66a23a90197cde340b3ef4bd/processingDocuments/1722258022939_Diamentiaon.jpg",
    "size": "772513",
    "createdAt": "Mon Jul 29 2024 18:30:23 GMT+0530 (India Standard Time)",
    "uploadedBy": "60f91b6f344e052188ffd1fc"
  },
  {
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    "filename": "1722258022958_E_Bill_1.jpg",
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    "size": "534031",
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  },
  {
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    "filename": "1722258022972_Google_Location.jpg",
    "path": "cases/66a23a90197cde340b3ef4bd/processingDocuments/1722258022972_Google_Location.jpg",
    "size": "1486266",
    "createdAt": "Mon Jul 29 2024 18:30:23 GMT+0530 (India Standard Time)",
```



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"uploadedBy": "60f91b6f344e052188ffd1fc"
},
{
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processingDocuments/1722258022995_Name.jpg",
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  "size": "2592702",
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  "filename": "1722258023041_Site_Details.jpg",
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processingDocuments/1722258023041_Site_Details.jpg",
  "size": "1645936",
  "createdAt": "Mon Jul 29 2024 18:30:23 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
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  "originalname": "Site Details2.jpg",
  "filename": "1722258023098_Site_Details2.jpg",
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  "size": "935258",
  "createdAt": "Mon Jul 29 2024 18:30:23 GMT+0530 (India Standard Time)",
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processingDocuments/1722258023115_Sketch.jpg",
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    }
  ],
  "leadRemarks": [],
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    {
      "createdBy": {
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        "role": "MAKER + RATE VERFIER + CHEAKER",
        "firstName": "Nitesh",
        "lastName": "Khedekar",
        "profilePhoto": "users/60092304a16fab0f2af9b0c2/
profilePhoto_1681212511436_IMG3094.jpg"
      },
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  "updatedAt": "2024-07-30T06:25:56.153Z",
  "__v": 0,
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    "label": "Retail"
  },
  "fullAddress": "Residential Flat No. 502, 5th Floor, Vasundhara Height, Plot No. 5,
Sector 11, Village - Sanpada, Navi Mumbai, Taluka - Thane, District - Thane, PIN - 400
705, State - Maharashtra, India",
  "updatedBy": "60092304a16fab0f2af9b0c2",
  "addressForMap": "",
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  "contactPersonName": "Mr. Vikash Raj",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9819273117",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 3 Passage + Cupboard
+ 3 Toilet",
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"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "24.00",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "24.00",
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"finalBuiltupArea": "1155.30",
"finalCarpetArea": "962.75",
"finalSalableArea": "1155.30",
"salablePercentage": "0",
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\n",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 938.75\nFlowerbed Area in Sq.
Ft. = 24.00 \n<br />",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalSaleablePercentage": "0",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 906.00",
"reportGeneratedDate": "Tue Jul 30 2024 10:40:52 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-07-29",
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"flatRate": "24700.00",
"landOtherRate": "21700",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
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"landDetails": {
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    "value": "Free_Hold"
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      "lesseeName": "",
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      "leaseFrom": "",
      "leaseTo": "",
      "remainingLeasePeriod": 0,
      "leaseDate": ""
    }
  }
}

```

Name	Length	Width	Total
Composition :			
Living Room	10'8"	21'00"	224.00
Passage	9'11"	9'00"	89.25
Bedroom	12'11"	8'9"	113.02
Bedroom	13'3"	10'00"	132.50
Cupboard	2'8"	7'8"	20.44
Toilet	5'2"	6'8"	34.44
Kitchen	8'11"	7'9"	69.10
Bedroom	12'1"	10'1"	121.84
Toilet	3'9"	6'7"	24.69
Toilet	6'8"	4'00"	26.67
Passage	2'10"	10'5"	29.51
Passage	5'2"	2'3"	11.62
Other Composition :			
Flowered Area	2'00"	12'00"	24.00