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{
  "typeOfReport": {
    "label": "Single Flat",
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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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": "Namrata ",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231032",
    "email": "racpc.sion@sbi.co.in",
    "mobileNo": "",
    "workMobileNo": "8879237774",
    "lastName": "Salvi"
  },
  "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"
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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000215",
  "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": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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},
"siteEngineer": {
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  "_id": "62720a36afd7d55eddedc4a7",
  "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": "627221f4afd7d55eddeddcb4",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
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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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  "lastName": "Patil",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "label": "Chartered Engineer"
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  "fatherName": "Baburao"
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  "value": "BANK"
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  ]
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "value": "3",
  "label": true
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  "value": "Palghar",
  "label": true
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  "value": "Virar (West)",
  "label": false
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"tahasilNo": {
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "",
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  "key": "street1",
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"street2": {
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  "value": "E",
  "label": true
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  "value": "",
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  "key": "CTSNo",
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "label": true
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"value": "PIN Code - 401 303",
"label": false
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"suburb": {
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  "name": "Suburb",
  "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": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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  "finishing": {
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"label": "Middle Class"
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"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
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  "label": "Vasai Virar City Municipal Corporation"
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"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
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  "west": "'A & B' Wing of MHADA Tower",
  "south": "'F' Wing of MHADA Tower",
  "east": "'4F' Wing of MHADA Tower"
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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"unitBoundaries": {
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    "east": "Staircase",
    "south": "'F' Wing of MHADA Tower",
    "west": "Lift Area"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
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  "buses": {
    "title": "Buses"
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"taxies": {
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"auto": {
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"privateCars": {
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "The property is constructed by MHADA. As MHADA
itself is planning authority, building construction permission is assumed to be available.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
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  "buildingServicesDepreciatedRate": "252",
  "depreciatedCostOfConstruction": "7648.00",
  "depreciatedBuildingRate": "2548"
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"igrRate": {
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  "rate": "49300",
  "landRate": "9410",
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  "squareMeterGuideLineRate": "51765.00",
  "squareFeetGuideLineRate": "4809.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
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    "value": "Medium",
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "Rs. 7,000/- Present rental income per month",
  "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 MHADA norms",
  "tenantName": "Mr. Pradip Guha",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
  }
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Covered Parking Space",
"constructionWorkStatus": {
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  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2018",
  "fullDate": "1/1/2018"
},
"planningArea": {
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  "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": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "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"
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  "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",
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
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  "label": "As per Possession Letter"
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"totalLifeBuilding": "60",
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"noOfAmenityFloors": "",
"noOfFloors": "24",
"flatFloorNo": "8",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "396.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66a7734b6ade5c6fb59ac981/
routeMap_1722334202946_Image.png",
    "routeLat": "19.442035",
    "routeLng": "72.805118",
    "stationName": "Virar ",
    "routeDistance": "2.1 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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    }
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  "totalkitchenArrangementsRate": "0",
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    "status": false
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    "status": false
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  "status": false
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  "isHideFloor": false,
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  "status": false
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  "status": true
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  "selectedBuildUpValue": "396.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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    "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": [
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    "name": "Living Room",
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/66a7734b6ade5c6fb59ac981/
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/66a7734b6ade5c6fb59ac981/
externallmg_1722323676627_WhatsApp_Image_20240730_at_123927_1.jpeg",
    "orientation": "portrait"
  }
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},
"indicatorRange": {
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    "max": "9091.00"
  }
},
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  "max": "0.00"
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    "estimatedValue": "0.00",
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    "isEditable": false
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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",
    "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
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  "status": true,
  "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",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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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,
"COMPLETED": false
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"createCase": "false",
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"value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "330.00",
"empanelmentNo": [
"SME/TCC/38/IBBI/3"
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66a7734b6ade5c6fb59ac981",
"ownerName": "Mr. Yogesh Sanjay Sherlekar",
"ownerPhoneNo": "9769348653",
"appAddress": "Flat no. 801, 8th Floor, Building no. 3E, Bolinj, Virar",
"remark": "",
"documents": [
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"documentType": {
  "label": "MHADA No Objection Certificate",
  "value": "60ae127caa6d152c1801b3e4"
},
"inputs": {
  "documentDate": "12/06/2018",
  "remark": " Outward No. UPMUA (Panana) Lottery 2016 /Scheme No. 263/
GP/90/2018/3896 issued by Konkan Housing And Area Development Board (A MHADA
Unit)"
},
"isHardCopy": false,
"displayStatus": true,
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document_1722249942123_1722249796386_DOC20240710WA0036.pdf",
"fileName":
"document_1722249942123_1722249796386_DOC20240710WA0036.pdf"
},
{
  "documentType": {
    "value": "60ae1258aa6d152c1801b339",
    "label": "Possession Letter"
  },
  "inputs": {
    "documentDate": "19/11/2018",
    "remark": " Out Ward No. M.V.3/K. M./Scheme No. 263 / Category-GP/Case No. 90/
Work-1/2254/2018 in the name of Mr. Yogesh Sanjay Sherlekar issued by Konkan
Housing And Area Development Board (A MHADA Unit)"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "680052",
  "path": "cases/66a7734b6ade5c6fb59ac981/
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  "fileName":
"document_1722249988818_1722249888825_DOC20240710WA0038.pdf"
},
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  "documentType": {
    "label": "MHADA Allotment Letter",
    "value": "60ae1267aa6d152c1801b37e"
  },
  "inputs": {
    "documentDate": "03/11/2018",
    "remark": "issued by Konkan Housing And Area Development Board (A MHADA
Unit)",
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"to": {
  "value": "Allottee",
  "label": "Allottee"
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"Allottee": "Yogesh Sanjay Sherlekar",
"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "Outward No. M.V.3/K. M./Scheme No. 263, Category-GP, Case
No. 90/Work-1/11793/2018"
},
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"fileName":
"document_1722250019147_1722249919719_DOC20240710WA0037.pdf"
}
],
"caseNumber": "010234",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
{
  "id": "880441",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Mon Jul 29 2024 16:17:39 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mr. Yogesh Sanjay Sherlekar",
  "phone": "9769348653",
  "ownershipShare": "",
  "email": "",
  "id": "571631"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
  },
  "id": "562611",
  "name": "Living Room",
  "length": "9.83",
  "length1": "9",
  "length2": "10",
  "width": "11.75",
  "width1": "11",
  "width2": "9",
  "totalArea": "115.54",
  "images": [],
  "extraAreas": [],
  "finalArea": "115.54"
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{
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    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "7.92",
  "length1": "7",
  "length2": "11",
  "width": "7.92",
  "width1": "7",
  "width2": "11",
  "totalArea": "62.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "62.67"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "3.67",
  "width1": "3",
  "width2": "8",
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"totalArea": "13.44",
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"extraAreas": [],
"finalArea": "13.44"
},
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "8.33",
  "length1": "8",
  "length2": "4",
  "width": "11.42",
  "width1": "11",
  "width2": "5",
  "totalArea": "95.14",
  "images": [],
  "extraAreas": [],
  "finalArea": "95.14"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "Bathroom",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "17.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.50"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
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"id": "5",
"name": "WC",
"length": "3.58",
"length1": "3",
"length2": "7",
"width": "3.25",
"width1": "3",
"width2": "3",
"totalArea": "11.65",
"images": [],
"extraAreas": [],
"finalArea": "11.65"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Cupboard",
  "length": "2.42",
  "length1": "2",
  "length2": "5",
  "width": "0.75",
  "width1": "0",
  "width2": "9",
  "totalArea": "1.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "1.81"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "MHADA Allotment Letter",
      "value": "60ae1267aa6d152c1801b37e"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "30.66",
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"totalAreaDocument": "330",
"docBuiltpUpPercentage": "20",
"docFinalBuiltpUp": "396.00",
"docFinalBuiltpUpSquareMeter": "36.79",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "973734"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "330.00",
"squareMeterArea": "30.66",
"expectedRate": "7575.76",
"percentage": ""
},
"builtUpArea": {
"area": "396.00",
"squareMeterArea": "36.79",
"expectedRate": "6313.13",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"_id": "66a8afed7a0b656fbbdc8caa",
"property": "MHADA Complex, Virar West",
"area": "330",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "2500000",
"expectedRate": "7575.76",
"builtUpExpectedRate": "6313.13",
"image": "cases/66a7734b6ade5c6fb59ac981/
indicator_1722330774559_Image.png",
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"squareMeter": "30.66",
"id": "219246"
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{
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    "area": "330.00",
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    "expectedRate": "7878.79",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "396.00",
    "squareMeterArea": "36.79",
    "expectedRate": "6565.66",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "MHADA Complex, Virar West",
  "area": "330",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "2600000",
  "expectedRate": "7878.79",
  "builtUpExpectedRate": "6565.66",
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indicator_1722330809614_Image.png",
  "squareMeter": "30.66",
  "id": "449197"
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{
  "carpetArea": {
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    "squareMeterArea": "33.45",
    "expectedRate": "7500.00",
    "percentage": ""
  },
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  "squareMeterArea": "40.13",
  "expectedRate": "6250.00",
  "percentage": "20"
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"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "66a8afed7a0b656fbbdc8cac",
"property": "MHADA Complex, Virar West",
"area": "360",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
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"expectedPrice": "2700000",
"expectedRate": "7500.00",
"builtUpExpectedRate": "6250.00",
"image": "cases/66a7734b6ade5c6fb59ac981/
indicator_1722330838896_Image.png",
"squareMeter": "33.45",
"id": "933354"
},
{
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    "area": "450.00",
    "squareMeterArea": "41.81",
    "expectedRate": "7777.78",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "540.00",
    "squareMeterArea": "50.17",
    "expectedRate": "6481.48",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
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"percentage": ""
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"expectedPrice": "3500000",
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"fullAddress": "Residential Flat No. 801, 8th Floor, Building No 3, Wing - E, MHADA
Housing Scheme Code No. 263, Virar - Nallasopara Link Road, Near Sahayog Hospital
And Research Centre, Village - Bolinj, Municipality Ward No. A, Taluka - Vasai, District -
Palghar, Virar (West), PIN Code - 401 303, State - Maharashtra, India",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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|------------------------|---------------|--------------|--------------|
| Composition :          |               |              |              |
| Living Room            | 9'10"         | 11'9"        | 115.54       |
| Kitchen                | 7'11"         | 7'11"        | 62.67        |
| Passage                | 3'8"          | 3'8"         | 13.44        |
| Bedroom                | 8'4"          | 11'5"        | 95.14        |
| Bathroom               | 3'9"          | 4'8"         | 17.50        |
| WC                     | 3'7"          | 3'3"         | 11.65        |
| Cupboard               | 2'5"          | 0'9"         | 1.81         |
| Other<br>Composition : |               |              |              |