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{
  "typeOfReport": {
    "label": "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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    "value": "Direct"
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Rohan ",
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "2500"
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  "_id": "643a5702108b68389ed72f71",
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "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": "",
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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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  "_id": "60e03dac6576061dae462469",
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"staff": {
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"pickupPerson": {
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "64e5a649daae6a1c98101989",
  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f915d3f3dd69653a592199/
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"maker": {
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  "role": "MAKER",
  "firstName": "Pradnya ",
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  "mobileNo": "9004134140",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": ""
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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        "title": {
          "label": "IBBI"
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    ],
  }
]
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  {
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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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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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],
"clientType": {
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  "value": "BANK"
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  "longitude": " 73.07552610274799"
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      "remark": ""
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    {
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      "dateTime": "2024-08-03",
      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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"address": {
  "state": {
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    "value": "Maharashtra",
    "label": true
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  "country": {
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    "name": "Country",
    "key": "country",
    "value": "Country - India",
    "label": false
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    "name": "Village",
    "key": "village",
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"label": true
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  "value": "Thane ",
  "label": true
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  "key": "city",
  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Kalyan ",
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  "key": "buildingName",
  "value": "My City Phase II",
  "label": false
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  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
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  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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  "name": "Wing",
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  "value": "",
  "label": true
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
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"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
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"key": "selectNo",
"value": "602",
"label": false
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"municipalityWardNo": {
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  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "suburb",
  "value": "Dombivli (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder Coated Aluminium Sliding"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "finishing": {
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  "label": "Middle Class"
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Mumbai Metropolitan Region Development Authority"
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"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
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  "west": "Internal Road ",
  "south": "Cluster - IV",
  "east": "Runwal My City Road "
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"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
  "asPerDocument": {
    "north": "Marginal Space ",
    "east": "Lift",
    "south": "Flat No. 601",
    "west": "Marginal Space "
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 2 Bedrooms + Living Room + kitchen + 2 Toilets + Passage + Service / Utility Area. (i.e. 2 BHK + 2 Toilets)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01/ CC / 174 / 2020 dated 03.02.2020",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under contraction ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "At the time of site visit Internal visit not allowed at site. The details about the work progress status have been provided by Customer Relationship Manager Mr. Vinod Thackeray (Contact No. 7208497596)",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "63900",
  "landRate": "9600",
  "igrImage": "cases/66adadddb965be31a313ee0a/igr_1722838099771_Image.png",
  "squareMeterGuideLineRate": "67095.00",
  "squareFeetGuideLineRate": "6233.00"
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},
"igrFinalRate": {
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  "squareMeterGuideLineRate": "67095.00",
  "squareFeetGuideLineRate": "6233.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
  },
  "monthlyRent": "19,000/- (Expected rental income per month after completion\nof construction works)\n",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MMRDA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under contraction "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
}
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"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
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},
"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Along with One Car Parking Space ",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
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"materialUsedList": {
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  "label": "Good"
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
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    "value": "Lower_Ground+_Upper_Ground_Floor",
    "label": "Lower Ground + Upper Ground Floor"
  },
  "yearOfConstructionAsPer": {
    "value": "As_per_RERA_Certificate",
    "label": "As per RERA Certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "0",
  "ageOfBuilding": "0",
  "noOfBasement": "",
  "noOfPodium": "2",
  "noOfAmenityFloors": "",
  "noOfFloors": "25",
  "flatFloorNo": "6",
  "noOfLifts": "3",
  "noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "676.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66adaddbb965be31a313ee0a/
routeMap_1722921858631_Image.png",
    "routeLat": "19.180000",
    "routeLng": "73.075111",
    "stationName": "Datiwali",
    "routeDistance": "2.4 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
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"finalLatLng": {
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  "type": "Point"
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"showLocation": {
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"finallatlng": false
},
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    "name": "mfsz9",
    "image": "cases/66adadbb965be31a313ee0a/
routeMap_1722921769694_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "29",
    "percentage": "40",
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    "status": true
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    "isHideFloor": false,
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  "floorsCompleted": "29",
  "percentage": "2.50",
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  "status": true
},
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  "percentage": "2.50",
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  "status": true
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "29",
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  "isHideFloor": false,
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"percentage": "1.50",
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  "status": true
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  "status": true
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      "orientation": "portrait"
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      "orientation": "portrait"
    },
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    "max": "11929.00"
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  "builtUpRateRange": {
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    "max": "10844.00"
  },
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    "max": "0.00"
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    "ratePerUnit": "0.00",
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    "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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"isEditable": true
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"ratePerUnit": "",
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"status": true,
"isEditable": false
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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type": "CASE",
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"paymentIds": [],
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"ownerName": "Mr. Praveen Kumar Sharma & Mrs. Priyanka Sharma",
"ownerPhoneNo": "7838783806",
"appAddress": "Flat no. 602, 6th Floor, Cluster - 5, My City Phase 2, Tower - 01,
Usarghar, Kalyan Dombivali ",
"remark": "",
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  "inputs": {
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      "label": "Promoter"
    },
    "Promoter": "M/s. Horizon Projects Pvt. Ltd.",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mr. Praveen Kumar Sharma & Mrs. Priyanka Sharma",
    "number": {
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      "label": "No"
    },
    "No": "12519 / 2024"
  },
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  "inputs": {
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      "label": "Mumbai Metropolitan Region Development Authority"
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    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
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174 / 2020"
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  "displayStatus": false,
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  "createdAt": "Tue Aug 06 2024 10:31:53 GMT+0530 (India Standard Time)"
},
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  },
  "inputs": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
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174 / 2020"
  },
  "isHardCopy": false,
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
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    "number": {
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      "label": "No"
    },
    "No": "P51700019085"
  },
  "isHardCopy": false,
  "displayStatus": false,
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    "datetime": "Sat Aug 03 2024 09:41:07 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
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"name": "Mr. Praveen Kumar Sharma & Mrs. Priyanka Sharma",
"phone": "7838783806",
"ownershipShare": "",
"email": "",
"id": "470983"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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    "label": "Agreement for sale"
  },
  "docMeasurementType": {
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    "label": "Square Feet"
  },
  "id": "661824",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "615",
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  "docFinalBuiltUp": "676.5",
  "docFinalBuiltUpSquareMeter": "62.854",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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    "percentage": ""
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    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "6",
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  "expectedPrice": "6000000",
  "expectedRate": "11904.76",
  "builtUpExpectedRate": "10822.51",
  "image": "cases/66adaddbb965be31a313ee0a/
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  "id": "421030"
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  "builtUpArea": {
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    "squareMeterArea": "62.54",
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    "percentage": "10"
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  "saleableArea": {
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    "percentage": ""
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}
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"saleablePercentage": "0",
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"areaType": "Carpet",
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"expectedPrice": "7300000",
"expectedRate": "11928.10",
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"image": "cases/66adaddbb965be31a313ee0a/
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    "squareMeterArea": "57.04",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "62.75",
    "expectedRate": "10496.00",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
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    "expectedRate": "11545.60",
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    "id": "573590"
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    "orientation": "portrait"
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    "orientation": "portrait"
  }
]
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    },
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      "filename": "1722838296456_1718776194681_1716026508753_1715323634339_1
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    },
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Ft. = 45.00",
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Composition :			
Other Composition :			