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{
  "typeOfReport": {
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    "RVDSValues": true,
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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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  "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": "",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "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": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"externalReportDetails": {
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  "label": true
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  "value": "Navi Mumbai",
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"flatSpecifications": {
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    "label": "R.C.C. slab"
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"value":
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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": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Building No. 17",
    "south": "Building No. 18",
    "east": "Residential Building & Baliram Hira Joshi Marg"
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  "asPerDocumentAgreement": {
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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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    "south": "Staircase",
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    "west": "Information not available"
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    "title": "Taxies"
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "The property is constructed by CIDCO. As CIDCO itself
is planning authority. Building construction permission is assumed to be available.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "As per Site Inspection, Actual Carpet area is 329 Sq. Ft. is more than Built-
up area 243.00 Sq. Ft. mentioned in the agreement provided to us. We have considered
least area mentioned in the Agreement for valuation. Hence to give proper weightage to
the value of the property, Higher rate i.e. `21,724.00 per Sq. ft. is considered",
  "depreciationPercentage": "55.5",
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  "rate": "116600",
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  "squareMeterGuideLineRate": "110770.00",
  "squareFeetGuideLineRate": "10291.00"
},
"igrFinalRate": {
  "floorRatePercentage": "95",
  "depreciationPercentage": "63",
  "rate": "8126.00",
  "squareFeetGuideLineRate": "8126.00",
  "squareMeterGuideLineRate": "87471.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Seller Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Consumer No. 000330009101",
  "meterCardHolderName": "Pargat Singh Saini",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per CIDCO norms",
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"marketability": {
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"label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "No"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "1987",
    "fullDate": "1/1/1987"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"label": "Information Not Available"
},
"buildingSpecification": {
"value": "Average",
"label": "Average"
},
"structuralSafety": {
"value": "Normal",
"label": "Normal"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"label": "Normal"
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"maintenancelssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "23",
"ageOfBuilding": "37",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "1",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "243.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1723098031188_Image.png",
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    "routeLng": "73.016242",
    "stationName": "Nerul",
    "routeDistance": "1.9 km.",
    "routeStation": {
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      "label": "Railway Station"
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  }
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  "finallatLng": false
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    "id": "zmi617",
    "name": "zmi617",
    "image": "cases/66b2279a4388d81213f2e1d4/
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  }
]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "totalsuperfineFinishRate": "0",
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"finalValue": "5278932.00"
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"outward": {
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"underConstruction": {
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    "status": true
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    "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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    }
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  "selfieWithSiteVisitImages": [
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      "orientation": "portrait"
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      "name": "externallmg_1723097528367_externallmg_1723087372450_WhatsApp_I
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      "path": "cases/66b2279a4388d81213f2e1d4/externallmg_1723097528367_externa
llmg_1723087372450_WhatsApp_Image_20240808_at_073445_2.jpeg",
      "orientation": "portrait"
    }
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  {
    "status": false,
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"compositionImages": [
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    "name": "Living Room",
    "path": "cases/66b2279a4388d81213f2e1d4/externallmg_1723097528361_externa
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  {
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    "name": "Living Room",
    "path": "cases/66b2279a4388d81213f2e1d4/externallmg_1723097528364_externa
lmg_1723087372446_WhatsApp_Image_20240808_at_073444_2.jpeg",
    "orientation": "portrait"
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"max": "25514.00"
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"builtUpRateRange": {
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  "max": "17265.00"
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66b2279a4388d81213f2e1d4",
"ownerName": "Mrs. Archana Amol Shinde",
"ownerPhoneNo": "9420489812",
"appAddress": "Apartment no. E-1/19/C5, 1st Floor, Indradhanudhya Apartment
Owners Association, Sector - 2, Nerul, Navi Mumbai ",
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"remark": "",
"documents": [
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    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "29/07/2024",
      "from": {
        "value": "Owner",
        "label": "Owner"
      },
      "Owner": "Mr. Pargat Singh Saini",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Archana Amol Shinde & Mr. Amol Anandrao Shinde",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "13420/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "439745",
    "path": "cases/66b2279a4388d81213f2e1d4/
document_1722951547965_1722951545088_Adobe_Scan_06_Aug_2024_5.pdf",
    "fileName":
"document_1722951547965_1722951545088_Adobe_Scan_06_Aug_2024_5.pdf"
  },
  {
    "documentType": {
      "value": "60ae1249aa6d152c1801b2f3",
      "label": "Electricity Bill"
    },
    "inputs": {
      "documentDate": "14/06/2024",
      "number": {
        "value": "Consumer_No",
        "label": "Consumer No"
      },
      "Consumer_No": "000330009101"
    }
  },
]
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    "isHardCopy": false,
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document_1723099850913_212573.pdf",
    "id": "482926",
    "uploadedBy": "60f91b6f344e052188ffd1fc",
    "createdAt": "Thu Aug 08 2024 12:20:50 GMT+0530 (India Standard Time)"
  }
],
"caseNumber": "010414",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "676282",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Aug 06 2024 19:09:38 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Archana Amol Shinde",
    "phone": "9420489812",
    "ownershipShare": "",
    "email": "",
    "id": "225732"
  },
  {
    "name": "Mr. Amol Anandrao Shinde",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "729037"
  }
],
"proposePurchasers": [],
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"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "697449",
    "name": "Living Room",
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"length": "15.83",
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"totalArea": "154.37",
"images": [],
"extraAreas": [],
"finalArea": "154.37"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "11.67",
  "length1": "11",
  "length2": "8",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "51.53",
  "images": [],
  "extraAreas": [],
  "finalArea": "51.53"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.75",
  "length1": "11",
  "length2": "9",
  "width": "7.58",
  "width1": "7",
  "width2": "7",
  "totalArea": "89.10",
  "images": [],
  "extraAreas": [],
  "finalArea": "89.10"
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},
{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "3",
  "name": "Toilet",
  "length": "2.83",
  "length1": "2",
  "length2": "10",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "17.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "2.83",
  "length1": "2",
  "length2": "10",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "17.00"
}
],
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"externalReport": [],
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  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
  },

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"docMeasurementType": {
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  "label": "Square Feet"
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"id": "558379",
"selectAreaTypeDocument": "Built_Up",
"totalAreaDocument": "243",
"squareMeterArea": "22.58",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBuiltupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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    "squareMeterArea": "34.06",
    "expectedRate": "23181.61",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "440.00",
    "squareMeterArea": "40.88",
    "expectedRate": "19318.18",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "area": "440",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "Middle",
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"source": "square_yards",
"expectedPrice": "8500000",
"expectedRate": "23181.61",
"builtUpExpectedRate": "8500000",
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"squareMeter": "40.88",
"id": "680277"
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{
"carpetArea": {
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"squareMeterArea": "52.80",
"expectedRate": "25513.35",
"percentage": ""
},
"builtUpArea": {
"area": "682.00",
"squareMeterArea": "63.36",
"expectedRate": "21261.00",
"percentage": "20"
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"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
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"area": "682",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "Middle",
"source": "Nobroker.com",
"expectedPrice": "14500000",
"expectedRate": "25513.35",
"builtUpExpectedRate": "14500000",
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"squareMeter": "63.36",
"id": "302490"
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{
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    "squareMeterArea": "34.47",
    "expectedRate": "25067.39",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "445.20",
    "squareMeterArea": "41.36",
    "expectedRate": "20889.49",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "50.05",
    "expectedRate": "17264.10",
    "percentage": "21"
  },
  "printInReport": true,
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  "area": "371",
  "builtUpPercentage": "20",
  "saleablePercentage": "21",
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  "areaType": "Carpet",
  "floor": "Middle",
  "source": "Nobroker.com",
  "expectedPrice": "9300000",
  "expectedRate": "25067.39",
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indicator_1725266894441_Image.png",
  "squareMeter": "34.47",
  "id": "445532"
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{
  "carpetArea": {
    "area": "195.00",
    "squareMeterArea": "18.12",
    "expectedRate": "23076.92",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "234.00",
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"squareMeterArea": "21.74",
"expectedRate": "19230.77",
"percentage": "20"
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
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"property": "Indradhanushya CHSL. Nerul",
"area": "234",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "4500000",
"expectedRate": "23076.92",
"builtUpExpectedRate": "4500000",
"image": "cases/66b2279a4388d81213f2e1d4/
indicator_1725266970317_Image.png",
"squareMeter": "21.74",
"id": "266213"
},
{
  "carpetArea": {
    "area": "366.67",
    "squareMeterArea": "34.06",
    "expectedRate": "23181.61",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "440.00",
    "squareMeterArea": "40.88",
    "expectedRate": "19318.18",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  }
}
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    },
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    "floor": "2",
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Name	Length	Width	Total
Composition :			

Living Room	15'10"	9'9"	154.37
Kitchen	11'8"	4'5"	51.53
Bedroom	11'9"	7'7"	89.10
Toilet	2'10"	6'00"	17.00
Toilet	2'10"	6'00"	17.00
Other Composition :			