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{
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    "RVDSValues": true,
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  "purposeOfValuation": {
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  "toAssess": {
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    },
    "firstName": "Swarup",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b942312bd",
    "email": "1racpcghatkopar.sanctions@sbi.co.in",
    "mobileNo": "-",
    "workMobileNo": "8668951779",
    "lastName": " Shivane"
  },
  "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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  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "value": "Residential"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
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  "shortName": "SSV",
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  "lastName": "Parab",
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  "designation": "Site Engineer",
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  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
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  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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      "remark": ""
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  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "2BHK",
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "label": true
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  "label": true
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "label": true
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  "key": "policeStation",
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  "label": false
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  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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  },
  "townplanApprovedByList": {
    "value": "Kalyan_Dombivali_Municipal_Corporation",
    "label": "Kalyan Dombivali Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Wing -H1",
    "south": "Road & Mahavir Nagari 2 CHSL",
    "east": "Wing - H3"
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  "asPerDocumentAgreement": {
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    "west": "Gokul Nagari",
    "south": "S. No. 30/3/1 & 26/5/2",
    "east": "Radhanagar"
  },
  "unitBoundaries": {
    "asPerActual": {
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      "south": "Flat No. 504",
      "west": "Lift"
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    "asPerDocument": {
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"south": "Details not available",
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per inspection, Flat No. 503 & 503 - A are internally
amalgamated to form a single flat with single entrance. ",
"dateOfIssusApprovePlan": "Copy of Part Occupancy Certificate Document No.
KDMC / NRV / CC / K.V. / 809 dated 31.03.2021 issued by Kalyan Dombivli Municipal
Corporation",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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form a single flat with single entrance. For the purpose of valuation, we have
considered area as per Agreement for Sale of Flat No. 503 & 503-A.",
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "11615",
  "depreciatedBuildingRate": "2415"
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"igrRate": {
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  "rate": "75800",
  "landRate": "24000.00",
  "igrImage": "cases/66b32fcbda840b1214c2c2c1/igr_1723182876540_Image.png",
  "squareMeterGuideLineRate": "79590.00",
  "squareFeetGuideLineRate": "7394.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "87",
  "rate": "6723.00",
  "squareFeetGuideLineRate": "6723.00",
  "squareMeterGuideLineRate": "72363.00"
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  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "16,500/- Expected rental income per month",
  "assessmentNo": "Bill No. 267386, Property No. B08014499900",
  "taxPaidHolderName": "Vinayak R. Shriwas & Ravindra Ramratan Shriwas",
  "taxAmount": "7,586.00",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
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  },
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt + Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2011",
    "fullDate": "1/1/2011"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
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  "typeOfFoundation": {
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    "label": "R.C.C. Foundation"
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "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": {
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"label": "Yes"
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"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,
"ageOfBuilding": "13",
"totalLifeBuilding": "60",
"estimatedAge": "47",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "12",
"flatFloorNo": "5",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "0.00"
},
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routeMap_1723196030857_Image.png",
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    "routeLng": "73.137299",
    "stationName": "Kalyan",
    "routeDistance": "3.6 Km.",
    "routeStation": {
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      "label": "Railway Station"
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"finalLatLng": {
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    ],
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      "name": "f9wpz9",
      "image": "cases/66b32fcbda840b1214c2c2c1/
routeMap_1723195914308_Image.png"
    }
  ]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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    "isHideFloor": false,
    "status": false
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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  "status": true
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externallmg_1723135390652_1723135381770_image_7.jpeg",
      "orientation": "portrait"
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      "orientation": "landscape"
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      "orientation": "portrait"
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      "orientation": "portrait"
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}
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    "orientation": "landscape"
  }
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66b32fcbda840b1214c2c2c1/
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
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externallmg_1723135390465_1723135381770_image_6.jpeg",
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    "max": "13889.00"
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  "builtUpRateRange": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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"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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"ownerName": "Shri. Vinayak R. Shriwas & Shri. Ravindra Ramratan Shriwas",
"ownerPhoneNo": "9930425237",
"appAddress": "Flat no. 503-A, & 503, 5th Floor, Building no. 2, Mahaveer Heights No.
2, Village - Gandhare, Kalyan",
"remark": "",
"documents": [
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    "documentType": {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "remark": " (of Flat No. 503)",
      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Smt. Archana Tarun Gupta",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Shri. Vinayak R. Shriwas & Shri. Ravindra Ramratan Shriwas",
      "number": {
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        "label": "Document No"
      },
      "Document_No": "3116/2014"
    },
    "isHardCopy": false,
    "displayStatus": true,
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ak_Shrivastava.pdf"
  },
  {

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  "remark": " of Flat No. 503 -A",
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    "label": "Transferor"
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  "to": {
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    "label": "Transferee"
  },
  "Transferee": "Shri. Vinayak R. Shriwas & Shri. Ravindra Ramratan Shriwas",
  "number": {
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    "label": "Document No"
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    "label": "Part Occupancy Certificate"
  },
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    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "KDMC / NRV / CC / K.V. / 809 "
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    "createdAt": "Fri Aug 09 2024 15:53:51 GMT+0530 (India Standard Time)"
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      "label": "Property Tax Bill"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Kalyan Dombivli Municipal Corporation"
      },
      "to": {
        "value": "transferee",
        "label": "transferee"
      },
      "transferee": "Vinayak R. Shriwas & Ravindra Ramratan Shriwas",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "267386"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/66b32fcdba840b1214c2c2c1/
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    "uploadedBy": "627221f4afd7d55eddeddcb4",
    "createdAt": "Fri Aug 09 2024 15:55:14 GMT+0530 (India Standard Time)"
  },
  {
    "documentType": {
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      "label": "Society Maintenance Bill"
    },
  },
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"id": "498907",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Wed Aug 07 2024 13:56:51 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Shri. Vinayak R. Shriwas & Shri. Ravindra Ramratan Shriwas",
"phone": "9930425237",
"ownershipShare": "",
"email": "",
"id": "209421"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "396037",
"name": "Living Room",
"length": "15.75",
"length1": "15",
"length2": "9",
"width": "9.67",
"width1": "9",
"width2": "8",
"totalArea": "152.25",
"images": [],
"extraAreas": [],
"finalArea": "152.25"
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{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Kitchen",
"length": "7.92",
"length1": "7",
"length2": "11",
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"width": "7.75",
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"width2": "9",
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    "label": "Square Feet"
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  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "7.92",
  "width1": "7",
  "width2": "11",
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  "images": [],
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "4.42",
  "length1": "4",
  "length2": "5",
  "width": "3.67",
  "width1": "3",
  "width2": "8",
  "totalArea": "16.19",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.19"
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{
  "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "12.83",
  "length1": "12",
  "length2": "10",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "114.43",
  "images": [],
  "extraAreas": [],
  "finalArea": "114.43"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "15.42",
  "length1": "15",
  "length2": "5",
  "width": "8.33",
  "width1": "8",
  "width2": "4",
  "totalArea": "128.47",
  "images": [],
  "extraAreas": [],
  "finalArea": "128.47"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "3.42",
  "width1": "3",
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"width2": "5",
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"images": [],
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"finalArea": "15.94"
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    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
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  "width1": "7",
  "width2": "5",
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  "images": [],
  "extraAreas": [],
  "finalArea": "27.19"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "6.83",
  "length1": "6",
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  "width1": "3",
  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "22.21"
}
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"otherComposition": [
  {
    "toBeAdded": {
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    "value": "Carpet"
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    "label": "Cupboard",
    "value": "Cupboard"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "6.50",
  "length1": "6",
  "length2": "6",
  "width": "2.42",
  "width1": "2",
  "width2": "5",
  "totalArea": "15.71",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.71",
  "percentageBeforeTotal": "15.71",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "1.92",
  "length1": "1",
  "length2": "11",
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  "width1": "7",
  "width2": "10",
  "totalArea": "15.01",
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"images": [],
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"finalArea": "15.01",
"percentageBeforeTotal": "15.01",
"percentage": "100"
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"externalReport": [],
"documentPerArea": [
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"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"docFinalBuiltUp": "810",
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"docBuiltupPercentage": "20",
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      "firstName": "Nitesh",
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"email": "",
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"ownershipShare": "",
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2 Toilet",
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"salablePercentage": "10",
"toBeAdded": "",
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503 & 503-A is mentioned below:\nFlat No. 503 : Carpet Area = 301.00 Sq. Ft. \nE.P.
Area = 12.50 Sq. Ft. \nFlat No. 503-A : Carpet Area = 348.00 Sq. Ft. \nE.P. Area =
13.00 Sq. Ft. \nTotal Carpet Area in Sq. Ft = 674.50\nSay = 675.00 Sq. Ft. \n\n",
"siteMeasurementRemark": "\nCarpet Area in Sq. Ft. = 596.00\nCupboard Area in Sq.
Ft. = 16.00\nDry Balcony Area in Sq. Ft. = 15.00\nTotal Carpet Area in Sq. Ft. =
627.00\n(Area as per Actual Site Measurement of Flat No. 503 & 503-A)\n\n",
"reportGeneratedDate": "Mon Aug 12 2024 15:00:39 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-08-10"
}
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Name	Length	Width	Total
Composition :			
Living Room	15'9"	9'8"	152.25
Kitchen	7'11"	7'9"	61.35
Dining	7'4"	7'11"	58.06
Passage	4'5"	3'8"	16.19
Bedroom	12'10"	8'11"	114.43
Bedroom	15'5"	8'4"	128.47
Passage	4'8"	3'5"	15.94
Toilet	3'8"	7'5"	27.19
Toilet	6'10"	3'3"	22.21
Other Composition :			
Cupboard	6'6"	2'5"	15.71
Dry Balcony	1'11"	7'10"	15.01