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  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Arka Dyuti ",
    "type": "CREDITOFFICER",
    "_id": "66bb0864da840b1214c65d92",
    "email": "hlstosf.bid@sbi.co.in",
    "lastName": "Maitra",
    "mobileNo": "",
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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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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RACPC Bidhannagar",
  "branchCode": "015342",
  "mobileNo": "9674710802",
  "alternateMobileNo": "",
  "email": "cod.15342@sbi.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Zonal Office Bidhanagar 1st Floor, 1/16 V I P Road, C I T Scheme VIIM
Kolkata 700054"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"staff": {
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    "type": "EMPLOYEE",
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"role": "SITEENGINEER",
"firstName": "Chandan",
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"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
"shortName": "CH",
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"lastName": "Kajvilkar",
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"shortName": "VS",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "value": "India",
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  "value": "",
  "label": false
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  "value": "C",
  "label": true
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  "value": "",
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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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  "windows": {
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    "label": "Powder Coated Aluminium Sliding"
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  "fittings": {
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    "label": "Cement Plastering"
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  "townplanApprovedByList": {
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    "label": "MHADA"
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  "east": "Brilliance"
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  "south": "Details not available",
  "east": "Details not available"
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    "south": "Lift",
    "west": "Lobby"
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  "asPerDocument": {
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    "south": "Details not available",
    "west": "Details not available"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
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  "privateCars": {
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"depreciatedCostOfConstruction": "35000.00",
"depreciatedBuildingRate": "3000"
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"squareFeetGuideLineRate": "16399.00"
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"igrFinalRate": {
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"squareFeetGuideLineRate": "16399.00"
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"meterCardHolderName": "Details not provided",
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"tenantName": "",
"maintenanceOfFlat": "Good"
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"marketability": {
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    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "N.A."
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  "roof": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "One Car Parking space at Podium 1 Level",
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"value": "Plain_Looking",
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  "label": "Residential"
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  "label": "R.C.C. Framed"
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  "label": "R.C.C. Foundation"
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"value": "1",
"label": "Yes"
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"maintenancelssues": {
"value": "1",
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"visibleDamageInBuilding": {
"value": "1",
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "ground",
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"yearOfConstructionAsPer": {
"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "1",
"totalLifeBuilding": "60",
"estimatedAge": "59",
"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "31",
"flatFloorNo": "11",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "6"
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},
"finalPlinthArea": {
  "area": "969.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1723801355414_Image.png",
    "routeLat": "19.156957",
    "routeLng": "72.840945",
    "stationName": "Goregoan",
    "routeDistance": "1.8 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": false
  },
  "locationMapImg": [
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      "name": "kg9vnj",
      "image": "cases/66bb0cd64388d81213f6e66c/
routeMap_1723801293825_Image.png"
    }
  ]
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"valuation": {
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"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "30835000.00",
"finalValue": "30835000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": true,
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  "date": "Fri Aug 16 2024 15:26:02 GMT+0530 (India Standard Time)",
  "number": "2307726",
  "dayCount": "16",
  "monthCount": "204",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"status": false
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  "rccFootingFoundation": {
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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  "externalBrickWork": {
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    "isHideFloor": false,
    "status": false
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"door": {
"label": "Door",
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"window": {
"label": "Window",
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"flooringTillingKitchenPlatform": {
"label": "Flooring, Tilling, Kitchen Platform",
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"label": "Internal Painting",
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"status": false
},
"externalPainting": {
"label": "External Painting",
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"isHideFloor": false,
"status": false
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"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
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"status": false
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  "label": "Lift Installation",
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "969.10",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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externalImg_1723603909515_1723603886159_image_12.jpeg",
      "orientation": "portrait"
    }
  ]
}
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    "orientation": "portrait"
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": [
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    "name": "Living Room",
    "path": "cases/66bb0cd64388d81213f6e66c/
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    "orientation": "landscape"
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  {
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    "path": "cases/66bb0cd64388d81213f6e66c/
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/66bb0cd64388d81213f6e66c/
externallmg_1723603909115_1723603886159_image_11.jpeg",
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    "status": false,
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    "name": "Living Room",
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externallmg_1723603908482_1723603886159_image_8.jpeg",
    "orientation": "landscape"
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  "builtUpRateRange": {
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    "max": "34043.00"
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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},
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
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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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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"status": true,
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"paymentStatus": "PENDING",
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"ownerName": "Ms. Madhuj Banerjee",
"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9967555666",
"contactPersonName": "Hitesh Mehta",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Ms. Madhuj Banerjee",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "112960"
  }
],
"caseReferredBy": "5ffe92d27737ca4d986b6453",
"relationWithOwner": "Real Estate Agent",
"fullAddress": "Residential Flat No. 116, 11th Floor, Wing - C, Allura, Kalpataru
Radiance, Plot No. R8, Village - Pahadi Goregaon (West), Goregaon (West), Mumbai,
400104, State - Maharashtra, India",
"remark": "",
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      "label": "Part Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "10/04/2023",
      "nameOfApprovingAuthority": {
        "value": "Mumbai_Housing_and_Area_Development_Board",
        "label": "Mumbai Housing and Area Development Board"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "MH / EE / (B.P.) / GM / MHADA-48 / 1269 / 2023 "
  },
  {
    "isHardCopy": false,
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"displayStatus": true,
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{
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    "value": "60ae1246aa6d152c1801b2e4",
    "label": "Index- II"
  },
  "inputs": {
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    "amount": "29100000",
    "from": {
      "value": "Seller",
      "label": "Seller"
    },
    "Seller": "Keyana Estate LLP (formerly known as Kiyana Ventures LLP), Mr. Rajiv Manohar Jumani and Ms. Supriya Madhukar More",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Ms. Madhuja Banerjee",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "14242/2024"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1723800780071_INDEX.pdf",
  "path": "cases/66bb0cd64388d81213f6e66c/document_1723800780071_INDEX.pdf",
  "id": "160782",
  "uploadedBy": "60eeaeddf3dd69653a581316",
  "createdAt": "Fri Aug 16 2024 15:03:00 GMT+0530 (India Standard Time)"
}
],
"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "Madhuja Banerjee",
"proposePurchasers": [
  {
    "name": "Madhuja Banerjee",
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    "phone": "",
    "ownershipShare": "",
    "email": ""
  }
],
"assignmentType": {
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  "label": "Retail"
},
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "010567",
"createdBy": "6006d4ce5080a310ac1fdcf2",
"caseHistory": [
  {
    "id": "727454",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Tue Aug 13 2024 13:05:50 GMT+0530 (India Standard Time)"
  }
],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "403794",
    "name": "Passage",
    "length": "4.83",
    "length1": "4",
    "length2": "10",
    "width": "7.42",
    "width1": "7",
    "width2": "5",
    "totalArea": "35.85",
    "images": [],
    "extraAreas": [],
    "finalArea": "35.85"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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"name": "Living Room",
"length": "10.75",
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"width2": "6",
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"images": [],
"extraAreas": [],
"finalArea": "198.87"
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    "label": "Square Feet"
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  "name": "Dining",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
  "width": "6.50",
  "width1": "6",
  "width2": "6",
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  "images": [],
  "extraAreas": [],
  "finalArea": "56.87"
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "7.50",
  "length1": "7",
  "length2": "6",
  "width": "11.42",
  "width1": "11",
  "width2": "5",
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  "images": [],
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"finalArea": "85.62"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "Passage",
  "length": "3.42",
  "length1": "3",
  "length2": "5",
  "width": "8.67",
  "width1": "8",
  "width2": "8",
  "totalArea": "29.61",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.61"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "7.67",
  "length1": "7",
  "length2": "8",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "33.86",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.86"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "3.42",
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"length1": "3",
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"width2": "4",
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"images": [],
"extraAreas": [],
"finalArea": "18.22"
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "11.92",
  "length1": "11",
  "length2": "11",
  "width": "10.92",
  "width1": "10",
  "width2": "11",
  "totalArea": "130.09",
  "images": [],
  "extraAreas": [],
  "finalArea": "130.09"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Bedroom",
  "length": "11.58",
  "length1": "11",
  "length2": "7",
  "width": "11.92",
  "width1": "11",
  "width2": "11",
  "totalArea": "138.03",
  "images": [],
  "extraAreas": [],
  "finalArea": "138.03"
},
}
```



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{
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    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "3.25",
  "width1": "3",
  "width2": "3",
  "totalArea": "12.19",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.19"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Toilet",
  "length": "7.75",
  "length1": "7",
  "length2": "9",
  "width": "4.75",
  "width1": "4",
  "width2": "9",
  "totalArea": "36.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.81"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Balcony",
  "length": "10.83",
  "length1": "10",
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"width": "3.50",
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"extraAreas": [],
"finalArea": "37.92"
}
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"otherComposition": [],
"externalReport": [],
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    "label": "Index- II"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "341354",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "881",
  "squareMeterArea": "81.85",
  "docFinalBuiltUp": "969.1",
  "docFinalBuiltUpSquareMeter": "90.035",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
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"images": [],
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    "area": "1319.00",
    "squareMeterArea": "122.54",
    "expectedRate": "32542.95",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1450.90",
    "squareMeterArea": "134.79",
    "expectedRate": "29584.50",
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"percentage": "10"
},
"saleableArea": {
  "area": "",
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  "expectedRate": "0.00",
  "percentage": ""
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"property": "Residential Flat",
"area": "1319",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "42924145",
"expectedRate": "32542.95",
"builtUpExpectedRate": "29584.50",
"image": "cases/66bb0cd64388d81213f6e66c/
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"squareMeter": "122.54",
"id": "937124"
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{
  "carpetArea": {
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    "squareMeterArea": "122.54",
    "expectedRate": "34620.08",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "134.79",
    "expectedRate": "31472.80",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "45663889",
  "expectedRate": "34620.08",
  "builtUpExpectedRate": "31472.80",
  "image": "cases/66bb0cd64388d81213f6e66c/
indicator_1723799998439_Image.png",
  "squareMeter": "122.54",
  "id": "152413"
},
{
  "carpetArea": {
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    "squareMeterArea": "81.85",
    "expectedRate": "35187.29",
    "percentage": ""
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  "builtUpArea": {
    "area": "969.10",
    "squareMeterArea": "90.03",
    "expectedRate": "31988.44",
    "percentage": "10"
  },
  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Residential Flat",
  "area": "881",
  "builtUpPercentage": "10",
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  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
```

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"expectedPrice": "31000000",
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"image": "cases/66bb0cd64388d81213f6e66c/
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},
{
  "carpetArea": {
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    "squareMeterArea": "86.59",
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  "builtUpArea": {
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    "squareMeterArea": "95.24",
    "expectedRate": "34042.14",
    "percentage": "10"
  },
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  "floor": "",
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  "expectedRate": "37446.35",
  "builtUpExpectedRate": "34042.14",
  "image": "cases/66bb0cd64388d81213f6e66c/
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]
```

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{
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  {
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    "size": "102677",
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    "path": "cases/66bb0cd64388d81213f6e66c/processingDocuments/1723800166201
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  "size": "173728",
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  "path": "cases/66bb0cd64388d81213f6e66c/
processingDocuments/1723800166208_IGR03.pdf",
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},
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  "size": "174633",
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},
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  "size": "2106680",
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"__v": 0,
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"buildingServicesRate": "3000",
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"finalAsPerArea": "Index- II",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 881.00",
"flatRate": "35000",
"landOtherRate": "32000",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 4 Passage + Dining +
2 Toilet + Balcony",
"carpetTotal": "706.96",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "895.33",
"finalCarpetArea": "813.94",
"finalSalableArea": "984.87",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "\nRERA Carpet Area in Sq. Ft. = 815.00\nUtility Area in Sq.
Ft. = 30.00\nBalcony Area in Sq. Ft. = 36.00\nTotal Carpet Area in Sq. Ft. = 881.00\n
\nAll the above areas are within +/- 10% of the Agreement for Sale Area. The above
calculations and detail measurements taken by us prove that the Agreement for Sale
area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale
area.\n",
"siteMeasurementRemark": "\n",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
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"remainingLeasePeriod": 0,
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"siteVisitDate": "2024-08-13",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Passage	4'10"	7'5"	35.85
Living Room	10'9"	18'6"	198.87
Dining	8'9"	6'6"	56.87
Kitchen	7'6"	11'5"	85.62
Passage	3'5"	8'8"	29.61
Toilet	7'8"	4'5"	33.86
Passage	3'5"	5'4"	18.22
Bedroom	11'11"	10'11"	130.09
Bedroom	11'7"	11'11"	138.03
Passage	3'9"	3'3"	12.19
Toilet	7'9"	4'9"	36.81
Balcony	10'10"	3'6"	37.92

Other
Composition :
