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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "leadFrom": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Rajesh ",
    "type": "CREDITOFFICER",
    "_id": "64cb46df0faf29427aca399a",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9975642826",
    "email": "cord2.racpcandheri@sbi.co.in"
  },
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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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  "type": "BRANCH",
  "name": "RACPC Andheri (East)",
  "email": "cord2.racpcandheri@sbi.co.in",
  "mobileNo": "02228389765/69",
  "alternateMobileNo": "",
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Paradise Hotel, Andheri (East), Mumbai - 400 093, State - Maharashtra, Country -
India.",
  "ledgerName": "STATE BANK OF INDIA - RACPC ANDHERI",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
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  "designation": "",
  "shortName": "DJ",
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"rateVerifier": null,
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  "role": "MAKER",
  "firstName": "Pradnya ",
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  "lastName": "Rasam",
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  "designation": "",
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  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
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"role": "VALUER",
"firstName": "Manoj",
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"lastName": "Chalikwar",
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"visitedDate": [
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  "underConstruction": false
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    "label": true
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  "value": "",
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"buildingName": {
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "value": "827/C-51",
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  "label": true
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"selectNo": {
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  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "label": false
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  "label": true
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    "label": "Aluminium Sliding Windows with window grills"
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  "finishing": {
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"label": "Urban"
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  "label": "MHADA"
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Internal Road ",
  "south": "Revati Nagari Niwara CSHL",
  "east": "Building No. 12A"
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  "west": "City Survey No. 117 R belonging to MHADA, Municipal Road & City Survey No. 117/1(Part)belonging Bombay Municipal Corporation, City Survey No. 117 M belonging to MHADA & City Survey No. 117/1 belonging to F.E. Dinshaw Trust",
  "south": "City Survey No. 117R Belonging to MHADA ",
  "east": "City Survey No. 117/3 I & Plot of MHADA in development Zone "
},
"unitBoundaries": {
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    "east": "Lobby",
    "south": "Flat No. 02",
    "west": "Marginal Space"
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  "asPerDocument": {
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    "west": "Details not available "
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  "title": "Boundaries of The Flat"
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  "taxies": {
    "title": "Taxies"
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    "privateCars": {
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  "extraDetailOfProperty": "As per site inspection 1 RK Flat converted into 1 BHK. ",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan. ",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationPercentage": "33",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "18576",
  "depreciatedBuildingRate": "1876"
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"igrRate": {
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  "rate": "121520",
  "landRate": "51260",
  "igrImage": "cases/66c6c988c884d112334df373/igr_1724390647606_Image.png",
  "squareMeterGuideLineRate": "121520.00",
  "squareFeetGuideLineRate": "11290.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "78",
  "rate": "9854.00",
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  "squareMeterGuideLineRate": "106063.00"
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"value": "Medium",
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"taxAmount": "Details not available ",
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"meterCardHolderName": "Shri. Sandeep Vishwanath Jadhav",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MCGM / MHADA norms",
"tenantName": "",
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"marketabilityList": {
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"anyFavouringForExtraPotentialValue": "Located in developed area ",
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},
"siteMeasurement": {
"roof": {
"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"partitions": {
"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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"carParking": "Open Car Parking Space",
"constructionWorkStatus": {
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  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2002",
  "fullDate": "1/1/2002"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
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"buildingSpecification": {
  "value": "Standard",
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},
"structuralSafety": {
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"protAgainstNatDis": {
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"label": "Good"
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"sewerageSystem": {
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Society_Letter",
  "label": "As Per Society Letter"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "38",
"ageOfBuilding": "22",
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"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
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"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "356.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1724495702196_Image.png",
    "routeLat": "19.174222",
    "routeLng": "72.880222",
    "stationName": "Dindoshi ",
    "routeDistance": "3.3 Km.",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
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  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
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    "name": "v698z",
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routeMap_1724495516275_Image.png"
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
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  "interiorDecorationsQty": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "6613056.00",
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  "realizableValuePercentage": "98",
  "bookValue": "0",
  "finalValue": "6613056.00"
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"rateVerify": {
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    "status": false
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    "status": false
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  "externalBrickWork": {
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  "internalPlastering": {
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"percentage": "0.00",
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},
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  "status": false
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"externalPainting": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "status": true
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},
"guidelineDetails": {
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  "selectedBuildUpValue": "356.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
  "frontPageImages": [
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      "status": false,
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  ]
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    "orientation": "portrait"
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    "path": "cases/66c6c988c884d112334df373/
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1724470204645_IMG_20240823_122957.jpg",
    "path": "cases/66c6c988c884d112334df373/
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    "status": false,
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_r_1724470204680_TimePhoto_20240823_121955.jpg",
    "path": "cases/66c6c988c884d112334df373/
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    "orientation": "portrait"
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    "orientation": "portrait"
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  {
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    "name": "externallmg_r_1724470204625_TimePhoto_20240823_123044.jpg",
    "path": "cases/66c6c988c884d112334df373/externallmg_r_1724470204625_TimePhoto_20240823_123044.jpg",
    "orientation": "portrait"
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    "name": "externallmg_1724496033199_externallmg_r_1724470204622_TimePhoto_20240823_123034.jpg",
    "path": "cases/66c6c988c884d112334df373/externallmg_1724496033199_externallmg_r_1724470204622_TimePhoto_20240823_123034.jpg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "21236.00",
    "max": "24679.00"
  },
  "builtUpRateRange": {
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    "max": "20566.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"status": true,
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"taskStatus": {
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"CHECKER": false,
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"PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"type": "CASE",
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  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
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"finalValuationArea": "356.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Shri. Sandeep Vishwanath Jadhav",
"ownerPhoneNo": "9028000643",
"appAddress": "Flat no A 03 BLDG no 15 Plot no 5 - 1 Purva Nagri Niwara CHS Ltd
Gen AJ Vidya Marg Near Alankar Shopping Centre Goregoan East Mumbai 400063",
"remark": "Rajani Edu Case ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "20/10/2000",
      "from": {
        "value": "Trustees_",
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    "label": "Trustees "
  },
  "Trustees_": "Shri. Padmakar Balkrishna Samant, Smt. Mrinal Keshav Gore, Smt. Kamal Vasant Desai, Shri. Vasant Pandurang Shirali , Shri. Balkrishna Parshuram Haldankar, Shri. Shridhar Shankar Nakharekar & Shri. Krishnanath Ramchandra Navrekar",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Shri. Sandeep Vishwanath Jadhav",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "- "
},
"isHardCopy": false,
"displayStatus": true,
"id": "403718",
"path": "cases/66c6c988c884d112334df373/document_1724390048154_Agreement.pdf",
"fileName": "document_1724390048154_Agreement.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "07/02/2004",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / 7468 / BP / WS / AP"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1724478105783_OC.pdf",
  "path": "cases/66c6c988c884d112334df373/document_1724478105783_OC.pdf",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Aug 24 2024 11:11:45 GMT+0530 (India Standard Time)"
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    "label": "Electricity Bill"
  },
  "inputs": {
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "900000553775 dated 21.06.2024 in the name of Shri. Sandeep
Vishwanath Jadhav issued by Tata Power"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1724478312679_Light_Bill.pdf",
  "path": "cases/66c6c988c884d112334df373/
document_1724478312679_Light_Bill.pdf",
  "id": "879533",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Aug 24 2024 11:15:12 GMT+0530 (India Standard Time)"
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{
  "documentType": {
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    "label": "Possession Letter"
  },
  "inputs": {
    "documentDate": "17/06/2002",
    "nameOfApprovingAuthority": {
      "value": "Nagri_Nivara_Parishad",
      "label": "Nagri Nivara Parishad"
    }
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "715547",
  "path": "cases/66c6c988c884d112334df373/
document_1724480052580_Allotement_letter.pdf",
  "fileName": "document_1724480052580_Allotement_letter.pdf"
},
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  "documentType": {
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    "value": "60ae1252aa6d152c1801b31d",
    "label": "Society Letter"
  },
  "inputs": {
    "documentDate": "30/09/2011",
    "remark": " regarding Occupancy Certificate issued by Nagari Niwara Parishad"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1724495109202_Adobe_Scan_24_Aug_2024_5.pdf",
  "path": "cases/66c6c988c884d112334df373/
document_1724495109202_Adobe_Scan_24_Aug_2024_5.pdf",
  "id": "369070",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Aug 24 2024 15:55:09 GMT+0530 (India Standard Time)"
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"caseNumber": "010737",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "782793",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Aug 22 2024 10:45:52 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Sandeep Vishwanath Jadhav",
    "phone": "9028000643",
    "ownershipShare": "",
    "email": "",
    "id": "540195"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "687017",
    "name": "Living Room",
  }
]
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"width2": "11",
"totalArea": "172.71",
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"finalArea": "172.71"
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    "label": "Square Feet"
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  "width2": "3",
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  "extraAreas": [],
  "finalArea": "32.02"
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    "label": "Square Feet"
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  "length": "",
  "length1": "3",
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  "width": "",
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  "width2": "2",
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  "images": [],
  "finalArea": "11.61",
  "extraAreas": []
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  "width2": "3",
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  "finalArea": "52.94"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "4.17",
  "length1": "4",
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  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "14.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.58"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "6",
  "name": "Bathroom",
  "length": "",
  "length1": "2",
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"width2": "11",
"totalArea": "11.42",
"images": [],
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"extraAreas": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "name": "Extra ",
    "extraAreaType": "Add",
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    "width1": "3",
    "width2": "5",
    "totalArea": "12.53"
  }
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"otherComposition": [],
"externalReport": [],
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      "label": "Square Feet"
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    "squareMeterArea": "33.07",
    "totalAreaDocument": "356",
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    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "0",
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"docFinalSaleable": "0.00",
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"area": "324.17",
"squareMeterArea": "30.12",
"expectedRate": "24678.41",
"percentage": ""
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"builtUpArea": {
"area": "389.00",
"squareMeterArea": "36.14",
"expectedRate": "20565.55",
"percentage": "20"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"property": "Flat",
"area": "389",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "8000000",
"expectedRate": "24678.41",
"builtUpExpectedRate": "8000000",
"image": "cases/66c6c988c884d112334df373/
indicator_1724390135285_Image.png",
"squareMeter": "36.14",
"id": "686429"
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"carpetArea": {
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"expectedRate": "22208.69",
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"expectedRate": "18507.46",
"percentage": "20"
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"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"expectedPrice": "6200000",
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indicator_1724390166729_Image.png",
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"id": "407692"
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"carpetArea": {
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"squareMeterArea": "27.56",
"expectedRate": "21909.87",
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"builtUpArea": {
"area": "356.00",
"squareMeterArea": "33.07",
"expectedRate": "18258.43",
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "id": "365084"
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    "squareMeterArea": "27.56",
    "expectedRate": "21235.72",
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  },
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    "expectedRate": "17696.63",
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    "floor": "",
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    "expectedRate": "21235.72",
    "builtUpExpectedRate": "6300000",
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    "id": "564008"
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    "orientation": "portrait"
  },
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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  "orientation": "portrait"
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{
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    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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"externalDocuments": [
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    "path": "cases/66c6c988c884d112334df373/
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    }
  },

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},
{
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  "size": "2545431",
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    "filename": "1724390702239_igr1.pdf",
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    "size": "153290",
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  },
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    "size": "156062",
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  },
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    "filename": "1724390702272_igr3.pdf",
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  },
  {

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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1724390702299_igr5.pdf",
    "path": "cases/66c6c988c884d112334df373/
processingDocuments/1724390702299_igr5.pdf",
    "size": "153818",
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  {
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    "filename": "1724390702312_igr6.pdf",
    "path": "cases/66c6c988c884d112334df373/
processingDocuments/1724390702312_igr6.pdf",
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  {
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    "filename": "1724390702325_igr7.pdf",
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processingDocuments/1724390702325_igr7.pdf",
    "size": "153213",
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  },
  {
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    "filename": "1724390702338_referene_report.pdf",
    "path": "cases/66c6c988c884d112334df373/
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    "size": "8771625",
    "createdAt": "Fri Aug 23 2024 10:55:03 GMT+0530 (India Standard Time)",
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  {
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  },
  {
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    "filename": "1724496309911_Adobe_Scan_24_Aug_2024_5.pdf",
    "path": "cases/66c6c988c884d112334df373/
processingDocuments/1724496309911_Adobe_Scan_24_Aug_2024_5.pdf",
    "size": "1684837",
    "createdAt": "Sat Aug 24 2024 16:15:09 GMT+0530 (India Standard Time)",
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  }
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"leadRemarks": [],
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      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
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    "note": "value confirmed",
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  },
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
  },
  "workType": "CHECKER",
  "display": true,
  "status": true,
  "_id": "66cc3f6dda840b1214cd83ba",
  "note": "Name change (Task Reopen)",
  "taskId": "66c9b9c80f117327db75d9ac",
  "createdAt": "2024-08-26T08:40:13.033Z"
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"createdAt": "2024-08-22T05:15:52.869Z",
"updatedAt": "2024-08-26T08:41:52.603Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. A/03, Ground Floor, Building No 15-A, Purva Nagri
Niwara Co-Op. Hsg. Soc. Ltd. , Gen A.K. Vaidya Marg, Near Alankar Shopping Centre,
Village - Malad, Goregaon (East), Taluka - Borivali , District - Mumbai Suburban , PIN -
400063, State - Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Shri. Sandeep Vishwanath Jadhav",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9028000643",
"buildingServicesRate": "2800",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "0",
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"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 356.00",
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"landOtherRate": "16700",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "307.81",
"extendOfSiteRemark": "",
"finalBuiltupArea": "338.59",
"finalCarpetArea": "307.81",
"finalSalableArea": "372.45",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + WC + Passage +
Bathroom",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
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    "leaseFrom": "",
    "leaseTo": "",
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    "leaseDate": ""
  }
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"reportGeneratedDate": "Sat Aug 24 2024 15:46:39 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-08-23"
}
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Name	Length	Width	Total
Composition :			
Living Room	17'5"	9'11"	172.71
Kitchen	4'5"	7'3"	32.02
WC	3'8"	3'2"	11.61
Bedroom	6'5"	8'3"	52.94
Passage	4'2"	3'6"	14.58
Bathroom	2'11"	3'11"	11.42
Other Composition :			