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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    "firstName": "Rohan ",
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@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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  "mobileNo": "02225046265",
  "alternateMobileNo": "",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
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  "shortName": "NS",
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  "lastName": "Kajvilkar",
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  "designation": "",
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  "shortName": "VS",
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    "firstName": "Manoj",
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "fatherName": "Baburao"
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  "label": true
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  "value": "",
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  "label": false
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"flatSpecifications": {
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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"value": "MiddleClass",
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"label": "Kalyan Dombivali Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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"asPerDocumentAgreement": {
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"unitBoundaries": {
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"south": "Building Under Construction",
"west": "Building Under Construction"
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"asPerDocument": {
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"south": "Details not available",
"west": "Details not available"
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"whichTheLocalityIsServed": {
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    "privateCars": {
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    }
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  "extraDetailOfProperty": "As per site information the composition of flat is 2 Bedroom
+ Living Room + Kitchen + 2 Toilets",
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  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "12000.00",
  "depreciatedBuildingRate": "2500"
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"igrRate": {
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  "landRate": "9600",
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  "squareFeetGuideLineRate": "6827.00"
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"igrFinalRate": {
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "Rs. 18,000/- Expected rental income per month after building completion.",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "N.A.",
  "floorSpaceIndex": "As per MMRDA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "N.A."
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  "partitions": {
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"value": "Proposed_Municipal_Water_Supply",
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"pavementLaid": {
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"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2027",
  "fullDate": "1/1/2027"
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"planningArea": {
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  "label": "Residential"
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"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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"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"materialUsedList": {
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  "label": "Building Under Construction"
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"buildingSpecification": {
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  "label": "Information Not Available"
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  "label": "Building Under Construction"
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  "value": "Information_not_available",
  "label": "Information not available"
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  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
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},
"maintenanceOfTheBuilding": {
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},
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  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"groundStilt": {
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
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"label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
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"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "33",
"flatFloorNo": "21",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "656.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1724837932667_Image.png",
    "routeLat": "19.181877",
    "routeLng": "73.074739",
    "stationName": "Dombivali",
    "routeDistance": "6.5 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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"valuation": {
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    "costOfConstruction": "",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalsuperfineFinishRate": "0",
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  "potentialValueRate": "0",
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  "othersQty": "0",
  "othersRate": "0",
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  "distressValuePercentage": "80",
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"outward": {
  "status": false,
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "3",
    "percentage": "3.3333333333333335",
    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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    "status": true
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  "externalBrickWork": {
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    "status": true
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"percentage": "0.00",
"isHideFloor": false,
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},
"externalPlastering": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "13.33",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
  "finalGuidelineValue": "4483291.00",
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"reportImages": {
  "frontPageImages": [
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    "orientation": "portrait"
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externallmg_r_1724829619008_1724829611976_image_4.jpg",
    "orientation": "portrait"
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externallmg_r_1724829620579_1724829611976_image_7.jpg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "66cecfb90f117327db77ddde",
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externallmg_r_1724829619889_1724829611976_image_6.jpg",
    "orientation": "portrait"
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externallmg_r_1724829617693_1724829611976_image_3.jpg",
    "orientation": "portrait"
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    "path": "cases/66cd9488c884d11233527149/
externallmg_r_1724829616378_1724829611976_image_2.jpg",
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/66cd9488c884d11233527149/
externallmg_r_1724829621248_1724829611976_image_8.jpg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "10795.00",
    "max": "13109.00"
  },
  "builtUpRateRange": {
    "min": "9813.00",
    "max": "11917.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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}
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  "status": true,
  "isEditable": true
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"kitchenArrangements": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
  "SITE_INSPECTION": true,
  "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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
}
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66cd9488c884d11233527149",
"ownerName": "Mr. Vishal Ramesh Pawar & Mrs. Priyanka Vishal Pawar",
"ownerPhoneNo": "8424057000",
"appAddress": "Flat no. 2102, 21th Floor, Tower - 9, Runwal Garden City , Usarghar
Kalyan Dombivali ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "22/08/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Horizon Projects Pvt. Ltd.",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Vishal Ramesh Pawar & Mrs. Priyanka Vishal Pawar",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "13622/2024"
    },
    "isHardCopy": false,
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    "id": "677984",
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"path": "cases/66cd9488c884d11233527149/
document_1724748897447_1724748879954_Adobe_Scan_27_Aug_2024.pdf",
"fileName":
"document_1724748897447_1724748879954_Adobe_Scan_27_Aug_2024.pdf"
},
{
  "documentType": {
    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "23/06/2023",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": ".SROT / Growth Centre / 2401 / BP / ITP - Usarghar Sandap - 01 / Vol - 19
& 21 / 899 / 2023"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1724837432422_CC.pdf",
  "path": "cases/66cd9488c884d11233527149/document_1724837432422_CC.pdf",
  "id": "895732",
  "uploadedBy": "60eeaeddf3dd69653a581316",
  "createdAt": "Wed Aug 28 2024 15:00:32 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "11/09/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
}
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    "No": "P51700052561"
  },
  "isHardCopy": false,
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document_1724837457988_RERA.pdf",
  "id": "824540",
  "uploadedBy": "60eeaeddf3dd69653a581316",
  "createdAt": "Wed Aug 28 2024 15:00:58 GMT+0530 (India Standard Time)"
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"caseNumber": "010861",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "742848",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Aug 27 2024 14:25:36 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Vishal Ramesh Pawar & Mrs. Priyanka Vishal Pawar",
    "phone": "8424057000",
    "ownershipShare": "",
    "email": "",
    "id": "131700"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
],
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"id": "939765",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "597",
"squareMeterArea": "55.46",
"docFinalBuiltUp": "656.7",
"docFinalBuiltUpSquareMeter": "61.006",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "415.00",
"squareMeterArea": "38.55",
"expectedRate": "10794.28",
"percentage": ""
},
"builtUpArea": {
"area": "456.50",
"squareMeterArea": "42.41",
"expectedRate": "9812.98",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"property": "Flat",
"area": "415",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "4479625",
"expectedRate": "10794.28",
"builtUpExpectedRate": "9812.98",
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"image": "cases/66cd9488c884d11233527149/
indicator_1724836785172_Image.png",
"squareMeter": "38.55",
"id": "867637"
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{
"carpetArea": {
"area": "675.00",
"squareMeterArea": "62.71",
"expectedRate": "11261.10",
"percentage": ""
},
"builtUpArea": {
"area": "742.50",
"squareMeterArea": "68.98",
"expectedRate": "10237.37",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
},
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"area": "675",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "7601244",
"expectedRate": "11261.10",
"builtUpExpectedRate": "10237.37",
"image": "cases/66cd9488c884d11233527149/
indicator_1724836846380_Image.png",
"squareMeter": "62.71",
"id": "197610"
},
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"carpetArea": {
"area": "534.00",
"squareMeterArea": "49.61",
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    "expectedRate": "13108.61",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "587.40",
    "squareMeterArea": "54.57",
    "expectedRate": "11916.92",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66ceec800f117327db77f68c",
  "property": "Flat",
  "area": "534",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "7000000",
  "expectedRate": "13108.61",
  "builtUpExpectedRate": "11916.92",
  "image": "cases/66cd9488c884d11233527149/
indicator_1724836868132_Image.png",
  "squareMeter": "49.61",
  "id": "556991"
},
{
  "carpetArea": {
    "area": "669.00",
    "squareMeterArea": "62.15",
    "expectedRate": "12107.62",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "735.90",
    "squareMeterArea": "68.37",
    "expectedRate": "11006.93",
    "percentage": "10"
  },
}
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"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"property": "Flat",
"area": "669",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "8100000",
"expectedRate": "12107.62",
"builtUpExpectedRate": "11006.93",
"image": "cases/66cd9488c884d11233527149/
indicator_1724836884130_Image.png",
"squareMeter": "62.15",
"id": "956917"
}
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"externalImages": [
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  "status": false,
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  "name": "externalImg_1724829614699_1724829611976_image_0.png",
  "path": "cases/66cd9488c884d11233527149/
externalImg_1724829614699_1724829611976_image_0.png",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66cecfb90f117327db77dddb",
  "name": "externalImg_r_1724829619008_1724829611976_image_4.jpg",
  "path": "cases/66cd9488c884d11233527149/
externalImg_r_1724829619008_1724829611976_image_4.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
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"status": false,
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externallmg_r_1724829617693_1724829611976_image_3.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66cecfb90f117327db77dddd",
  "name": "externallmg_r_1724829616378_1724829611976_image_2.jpg",
  "path": "cases/66cd9488c884d11233527149/
externallmg_r_1724829616378_1724829611976_image_2.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66cecfb90f117327db77ddde",
  "name": "externallmg_r_1724829619889_1724829611976_image_6.jpg",
  "path": "cases/66cd9488c884d11233527149/
externallmg_r_1724829619889_1724829611976_image_6.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66cecfb90f117327db77dddf",
  "name": "externallmg_r_1724829620579_1724829611976_image_7.jpg",
  "path": "cases/66cd9488c884d11233527149/
externallmg_r_1724829620579_1724829611976_image_7.jpg",
  "orientation": "portrait"
},
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  "status": false,
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externallmg_r_1724829621963_1724829611976_image_9.jpg",
  "orientation": "portrait"
},
{
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  "status": false,
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externalimg_r_1724829619518_1724829611976_image_5.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66cecfb90f117327db77dde2",
    "name": "externalimg_r_1724829621248_1724829611976_image_8.jpg",
    "path": "cases/66cd9488c884d11233527149/
externalimg_r_1724829621248_1724829611976_image_8.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66cecfb90f117327db77dde3",
    "name": "externalimg_r_1724829615073_1724829611976_image_1.jpg",
    "path": "cases/66cd9488c884d11233527149/
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Name	Length	Width	Total
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Composition :

Other

Composition :
