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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Rupesh",
    "type": "CREDITOFFICER",
    "_id": "658679075b664a64c315b2b3",
    "lastName": "Juvekar",
    "mobileNo": "",
    "workMobileNo": "8169226574",
    "email": "sbi.08586@sbi.co.in"
  },
  "fees": {
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  "shortName": "VCIPL/Mumbai",
  "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",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000346",
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  "name": "Madam Cama Road Branch Mumbai",
  "email": "sbi.30203@sbi.co.in",
  "mobileNo": "1800 4253800",
  "alternateMobileNo": "",
  "address": "Ground Floor State Bank Annexe Madam Kama Road, Nariman Point,
Mumbai, Maharashtra 400021",
  "ledgerName": "",
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  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
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  "workWithDocumentMaker": ""
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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        "label": "Registered Valuer"
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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      "dateTime": "2024-09-02",
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  "key": "city",
  "value": "Panvel, Navi Mumbai",
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  "label": true
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  "key": "selectArea",
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  "value": "",
  "label": false
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  "value": "",
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  "value": "B",
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  "value": "",
  "label": false
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  "key": "selectNo",
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  "label": false
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  "value": "",
  "label": false
}
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Panvel Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Club House",
    "south": "'A' Wing of Uptown Avenue",
    "east": "Open Land"
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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      "east": "Marginal Space",
      "south": "Flat No. 407",
      "west": "Flat No. 401"
    },
    "asPerDocument": {
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      "east": "Information not available",
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    "south": "Information not available",
    "west": "Information not available"
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Flowerbed + Dry Balcony + Terrace Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Carpet area 485.20 Sq. Ft. & Flowerbed
Area is 17.67 Sq. Ft. + Dry Balcony Area is 28.33 Sq. Ft. + Terrace Area is 109.37 Sq.
Ft. is more than Carpet area 418.00 Sq. Ft. mentioned in the documents provided to
us. We have considered area mentioned in the documents. Hence, to give proper
weightage to the value of the property, higher rate i.e. 19,000/- per Sq. Ft. is considered.
\n\n",
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  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "102200",
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  "squareMeterGuideLineRate": "102200.00",
  "squareFeetGuideLineRate": "9495.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "102200.00",
  "squareMeterGuideLineRate": "102200.00",
  "squareFeetGuideLineRate": "9495.00"
},
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "20,000/- (Expected rental income per month)",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per PMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "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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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"label": "Good"
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "459.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1725349267581_Image.png",
    "routeLat": "18.996834",
    "routeLng": "73.104767",
    "stationName": "Panvel Junction",
    "routeDistance": "2.9 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "type": "Point"
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    "id": "yjhjcl",
    "name": "yjhjcl",
    "image": "cases/66d2d5e700f75047be5efe8d/
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  }
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},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
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"potentialValueQty": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
"finalValue": "7942000.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Wed Sep 04 2024 16:39:10 GMT+0530 (India Standard Time)",
  "number": "2308040",
  "dayCount": "10",
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  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
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  "status": false
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  "status": false
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
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"externalPainting": {
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  "floorsCompleted": "",
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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    "label": "Work Completed (%)",
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    "status": true
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"guidelineDetails": {
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  "selectedBuildUpValue": "459.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"externallmg_1725334259033_WhatsApp_Image_20240903_at_083652.jpeg",
      "path": "cases/66d2d5e700f75047be5efe8d/
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "_id": "66d682f3433b95fe09e20f0a",
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      "path": "cases/66d2d5e700f75047be5efe8d/
externallmg_1725334259035_WhatsApp_Image_20240903_at_083653.jpeg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
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      "path": "cases/66d2d5e700f75047be5efe8d/
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      "orientation": "portrait"
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  {
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externallmg_1725334275671_WhatsApp_Image_20240903_at_083701.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "_id": "66d682f3433b95fe09e20f09",
    "name": "Bedroom",
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    "orientation": "portrait"
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    "status": false,
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    "name": "Bedroom",
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "66d682f3433b95fe09e20f0f",
    "name": "Bedroom",
    "path": "cases/66d2d5e700f75047be5efe8d/
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    "orientation": "portrait"
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    "status": false,
    "_id": "66d682f3433b95fe09e20f15",
    "name": "Bedroom",
    "path": "cases/66d2d5e700f75047be5efe8d/
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    "orientation": "portrait"
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  {
    "status": false,
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    "orientation": "portrait"
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    "name": "Bedroom",
    "path": "cases/66d2d5e700f75047be5efe8d/
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    "name": "Bedroom",
    "path": "cases/66d2d5e700f75047be5efe8d/
externallmg_1725334275667_WhatsApp_Image_20240903_at_083659_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d682f3433b95fe09e20f0c",
    "name": "Bedroom",
    "path": "cases/66d2d5e700f75047be5efe8d/
externallmg_1725334259036_WhatsApp_Image_20240903_at_083654_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d682f3433b95fe09e20f0d",
    "name": "Bedroom",
    "path": "cases/66d2d5e700f75047be5efe8d/
externallmg_1725334259036_WhatsApp_Image_20240903_at_083654.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "66d682f3433b95fe09e20f13",
    "name": "Bedroom",
    "path": "cases/66d2d5e700f75047be5efe8d/
externallmg_1725334259038_WhatsApp_Image_20240903_at_083656_2.jpeg",
    "orientation": "portrait"
  }
}
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"indicatorRange": {
  "carpetRateRange": {
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  "builtUpRateRange": {
    "min": "12263.00",
    "max": "17560.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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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",
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    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
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"ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "418.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"_id": "66d2d5e700f75047be5efe8d",
"ownerName": "Mr. Kailas Shankar Chavan",
"ownerPhoneNo": "9967144676",
"appAddress": "408 B wing \nUp town Avane \nTa Panvel ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "652d16a0316e1359cebd3c15",
      "label": " Agreement"
    },
    "inputs": {
      "documentDate": "09/08/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Simran Enterprises",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Kailash Shankar Chavan & Mrs. Rajani Kailash Chavan",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "16631/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/66d2d5e700f75047be5efe8d/
document_1725093225554_1725093224061_New_Doc_08312024_1341.pdf",
    "fileName":
"document_1725093225554_1725093224061_New_Doc_08312024_1341.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "16/02/2022",
      "nameOfApprovingAuthority": {
        "value": "Panvel_Municipal_Corporation",
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```
    "label": "Panvel Muncipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " PMC/TP/Panvel/743/2, 743/3A, 743/4 & other/21-22/16316/373/2022"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/66d2d5e700f75047be5efe8d/document_1725353182676_CC.pdf",
"fileName": "document_1725353182676_CC.pdf"
},
{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "31/01/2024",
    "nameOfApprovingAuthority": {
      "value": "Panvel_Muncipal_Corporation",
      "label": "Panvel Muncipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CARPC/FO/2024/APL/00041"
},
"isHardCopy": false,
"displayStatus": false,
"id": "647445",
"path": "cases/66d2d5e700f75047be5efe8d/document_1725353262014_OC.pdf",
"fileName": "document_1725353262014_OC.pdf"
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{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "23/01/2020",
    "number": {
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    "label": "No"
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  "No": "P52000024151"
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"path": "cases/66d2d5e700f75047be5efe8d/
document_1725439243349_RERA_Certificte.pdf",
"id": "660400",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Wed Sep 04 2024 14:10:43 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "010979",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "732200",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Aug 31 2024 14:05:51 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Kailas Shankar Chavan",
    "phone": "9967144676",
    "ownershipShare": "",
    "email": "",
    "id": "522381"
  },
  {
    "name": "Mrs. Rajani Kailas Chavan",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "505500"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "751418",
  "name": "Bedroom",
  "length": "10.25",
  "length1": "10",
  "length2": "3",
  "width": "12.25",
  "width1": "12",
  "width2": "3",
  "totalArea": "125.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "125.56"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "6.92",
  "width1": "6",
  "width2": "11",
  "totalArea": "25.36",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.36"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "9.17",
  "length1": "9",
  "length2": "2",
  "width": "9.75",
  "width1": "9",
  "width2": "9",
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"id": "5",
"name": "Dining",
"length": "9.83",
"length1": "9",
"length2": "10",
"width": "4.50",
"width1": "4",
"width2": "6",
"totalArea": "44.25",
"images": [],
"extraAreas": [],
"finalArea": "44.25"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Living Room",
  "length": "13.33",
  "length1": "13",
  "length2": "4",
  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "137.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "137.78"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "3.42",
  "length1": "3",
  "length2": "5",
  "width": "3.58",
  "width1": "3",
  "width2": "7",
  "totalArea": "12.24",
  "images": [],
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"extraAreas": [],
"finalArea": "12.24"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "4.42",
  "length1": "4",
  "length2": "5",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "17.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.67",
  "percentageBeforeTotal": "17.67",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
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"length": "6.25",
"length1": "6",
"length2": "3",
"width": "17.50",
"width1": "17",
"width2": "6",
"totalArea": "109.37",
"images": [],
"extraAreas": [],
"finalArea": "109.37",
"percentageBeforeTotal": "109.37",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "2.83",
  "length1": "2",
  "length2": "10",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "28.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.33",
  "percentageBeforeTotal": "28.33",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "652d16a0316e1359cebd3c15",
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    "label": " Agreement"
  },
  "docMeasurementType": {
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    "label": "Square Feet"
  },
  "id": "916333",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "418",
  "squareMeterArea": "38.83",
  "docFinalBuiltUp": "459.8",
  "docFinalBuiltUpSquareMeter": "42.713",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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Mumbai, PIN -410 206, State - Maharashtra, India",
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Ft. = 17.67\nDry Balcony Area in Sq. Ft. = 28.33\nTerrace Area in Sq. Ft. = 109.37\n<br /
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Name	Length	Width	Total
Composition :			
Bedroom	10'3"	12'3"	125.56
Toilet	3'8"	6'11"	25.36
Bedroom	9'2"	9'9"	89.37
Passage	2'11"	8'8"	25.28
Toilet	6'11"	3'8"	25.36
Dining	9'10"	4'6"	44.25
Living Room	13'4"	10'4"	137.78
Passage	3'5"	3'7"	12.24
Other Composition :			
Flowered Area	4'5"	4'00"	17.67
Terrace Area	6'3"	17'6"	109.37
Dry Balcony Area	2'10"	10'00"	28.33