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{
  "typeOfReport": {
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false,
    "proportionateValue": false
  },
  "leadFrom": {
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    "value": "Direct"
  },
  "purposeOfValuation": {
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    "value": "Housing_Loan"
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "firstName": "Sudhir",
    "type": "CREDITOFFICER",
    "_id": "66ac9bc6eeb9d855e4ce78b0",
    "email": "sudhir.pednekar@sbi.co.in",
    "lastName": "Pednekar",
    "mobileNo": "",
    "workMobileNo": "9869273555"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "2500"
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"organization": {
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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"
},
"client": {
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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b7f7",
  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"staff": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"deliveryPerson": {
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
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  "shortName": "SSV",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
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  "designation": "Site Engg",
  "shortName": "Barkat",
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"rateVerifier": {
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
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"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
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"firstName": "Pradnya ",
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"lastName": "Rasam",
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"designation": "",
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"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
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"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
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"type": "EMPLOYEE",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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    "title": {
      "label": "IBBI"
    },
    "_id": "60af80072ffdf65bcd658651",
    "number": "IBBI/RV/07/2018/10366"
  },
  {
    "title": {
      "value": "FIIV",
      "label": "FIIV"
    },
    "_id": "60af80072ffdf65bcd658652",
    "number": "CAT-I-F-1763"
  },
  {
    "title": {
      "value": "Chartered_Engineer",
      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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  "value": "BANK"
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"location": {
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  "longitude": "72.91552718728781"
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"geo": {
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    19.08802552310692
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"siteVisit": {
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  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2024-09-03",
      "remark": "reference case - Swati Raut "
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      "dateTime": "2024-09-03",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-09-03",
      "remark": "MANUAL_IN_TASK"
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  ],
  "schedule": []
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
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    "name": "Country",
    "key": "country",
    "value": "Country - India",
    "label": false
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  "village": {
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    "key": "village",
    "value": "Ghatkopar ",
    "label": true
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    "value": "4",
    "label": false
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    "value": "",
    "label": true
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    "name": "District",
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    "status": false,
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"key": "city",
"value": "",
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  "value": "",
  "label": true
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  "value": "Kurla ",
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  "label": true
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  "label": false
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"street1": {
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  "key": "street1",
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
  "status": true,
  "name": "Wing",
  "key": "wing",
  "value": "B",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "Proposed Redevelopment of Building No. 77 & 79 Known as Panthnagar
Gajmukh Co-Op. Hsg. Soc. Ltd. ",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
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  "label": true
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  "key": "CTSNo",
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  "label": true
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "403",
  "label": false
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  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "Ghatkopar (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "External site visit only"
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  "doors": {
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"value": "External_site_visit_only",
"label": "External site visit only"
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"label": "Aluminium Sliding Windows with window grills"
},
"fittings": {
"value": "External_site_visit_only",
"label": "External site visit only"
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"finishing": {
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"label": "External site visit only"
}
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"general": {
"ownership": {
"value": "Joint_Ownership",
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"populationGroupList": {
"value": "Urban",
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"townplanApprovedByList": {
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"label": "MHADA"
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"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
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"asPerActualAgreement": {
"north": "Internal Road",
"west": "Wing - A",
"south": "Internal Road",
"east": "Wing - C"
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"asPerDocumentAgreement": {
"north": "Details not available ",
"west": "Details not available ",
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    "south": "Details not available ",
    "east": "Details not available "
  },
  "unitBoundaries": {
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      "east": "Internal visit not allowed ",
      "south": "Internal visit not allowed ",
      "west": "Internal visit not allowed "
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    "asPerDocument": {
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      "east": "Marginal Space ",
      "south": "Marginal Space ",
      "west": "Staircase "
    },
    "isDisplay": true,
    "title": "Boundaries of The Flat"
  },
  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
    },
    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "Internal visit was not allowed at site. As per Approved Building Plan, the composition of Flat is 1 Bedroom + Living Room + Kitchen + Passage + 2 Toilets. (i.e. 1 BHK)",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MHADA - 1 / 837 / 2021 dated 20.08.2021 issued by MHADA. ",
  "approvePlanVerified": "Yes ",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],

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"documentsBuildingBoundaries": [],
},
"compositeRate": {
  "remark": "At the time of site visit, internal site visit was not allowed at site. ",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "138860",
  "landRate": "72100",
  "igrImage": "cases/66d5813f00f75047be5fd9f6/igr_1725427761933_Image.png",
  "squareMeterGuideLineRate": "138860.00",
  "squareFeetGuideLineRate": "12901.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "138860.00",
  "squareMeterGuideLineRate": "138860.00",
  "squareFeetGuideLineRate": "12901.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "30,000/- (Expected rental income per month)",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MHADA norms ",
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"tenantName": "",
"maintenanceOfFlat": "Internal visit was not allowed "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open / Covered Car 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": {
    "value": "Residential",
    "label": "Residential"
  }
}
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},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
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"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "16",
"flatFloorNo": "4",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
"area": "423.50",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/66d5813f00f75047be5fd9f6/
routeMap_1725453867012_Image.png",
"routeLat": "19.088026",
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"routeLng": "72.915527",
"stationName": "1.3 Km. ",
"routeDistance": "1.3 Km. ",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "4lk4v",
    "name": "4lk4v",
    "image": "cases/66d5813f00f75047be5fd9f6/
routeMap_1725453788515_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"bookValue": "0",
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"outward": {
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  "date": "Thu Sep 05 2024 11:35:20 GMT+0530 (India Standard Time)",
  "number": "2308051",
  "dayCount": "5",
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"rateVerify": {
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  "rccFootingFoundation": {
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "",
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  "percentage": "0.00",
  "isHideFloor": false,
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"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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  "status": false
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"window": {
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"label": "Flooring, Tiling, Kitchen Platform",
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"label": "External Painting",
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"percentage": "0.00",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
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  "selectedBuildUpValue": "423.50",
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    "orientation": "portrait"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "23760.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
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"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
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"isAdvanceInvoice": false,
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"paymentStatus": "RECEIVED",
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"_id": "66d5813f00f75047be5fd9f6",
"ownerName": "Mr. Abhijit Subhash Deshmukh & Mr. Subhash Dattaram Deshmukh",
"ownerPhoneNo": "9664516366",
"appAddress": "Flat no. 403, 4th floor, Wing - B, East Syde, GHatkopar East ",
"remark": "reference case - Swati Raut ",
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      "label": "Agreement for sale"
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    "inputs": {
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        "label": "Developers"
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      "Developers": "M/s. VL Gajamukh Developers LLP",
      "to": {
        "value": "Allottee",
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    "label": "Allottee"
  },
  "Allottee": "Mr. Abhijit Subhash Deshmukh & Mr. Subhash Dattaram Deshmukh",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "18553 / 2024"
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"fileName": "document_1725268311157_1725268307619_Racpc_GHatkopar_Abhijit_Deshmukh.pdf"
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  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "20/08/2021",
    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MHADA - 1 / 837 / 2021"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1725452296423_1725427797103_Plan.pdf",
  "path": "cases/66d5813f00f75047be5fd9f6/document_1725452296423_1725427797103_Plan.pdf",
  "id": "311120",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Sep 04 2024 17:48:16 GMT+0530 (India Standard Time)"
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"label": "Commencement Certificate"
},
"inputs": {
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  "nameOfApprovingAuthority": {
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    "label": "Maharashtra Housing And Area Development Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "MH / EE / BP Cell/ GM / MHADA- 1 / 837 / 2021"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1725452370292_1725427797102_CC.pdf",
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"id": "705659",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Sep 04 2024 17:49:30 GMT+0530 (India Standard Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MH / EE / BP Cell/ GM / MHADA- 1 / 837 / 2021"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "id": "251898",
  "uploadedBy": "62fe044a48a26047e6552796",
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    "label": "RERA Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800031002"
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"isHardCopy": false,
"displayStatus": false,
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"id": "548460",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Sep 04 2024 17:57:06 GMT+0530 (India Standard Time)"
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"caseNumber": "010998",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Sep 02 2024 14:41:27 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Abhijit Subhash Deshmukh & Mr. Subhash Dattaram Deshmukh",
    "phone": "9664516366",
    "ownershipShare": "",
    "email": "",
    "id": "336963"
  }
]
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}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "164249",
    "selectAreaTypeDocument": "Carpet",
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    "squareMeterArea": "35.77",
    "docFinalBuiltUp": "423.5",
    "docFinalBuiltUpSquareMeter": "39.347",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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    "builtUpArea": {
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      "squareMeterArea": "35.86",
      "expectedRate": "23759.07",
      "percentage": ""
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    "saleableArea": {
      "area": "0",

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"squareMeterArea": "0.00",
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"percentage": ""
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"printlnReport": true,
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"area": "386",
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"areaType": "Built_Up",
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"expectedPrice": "9171000",
"expectedRate": "28481.37",
"builtUpExpectedRate": "9171000",
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"id": "787753"
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"squareMeterArea": "31.77",
"expectedRate": "26315.79",
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"area": "410",
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    "squareMeterArea": "43.03",
    "expectedRate": "19829.56",
    "percentage": "20"
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    "percentage": ""
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  "floor": "",
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  "expectedRate": "23795.47",
  "builtUpExpectedRate": "19829.56",
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  "carpetArea": {
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    "squareMeterArea": "33.91",
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  "builtUpArea": {
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    "squareMeterArea": "40.69",
    "expectedRate": "19360.44",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
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    "percentage": ""
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
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  "expectedRate": "23232.53",
  "builtUpExpectedRate": "19360.44",
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  "id": "545825"
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    "status": false,
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externallmg_1725364003558_1725363997370_image_2.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66d6f72b433b95fe09e279a0",
  "name": "externallmg_1725364004773_1725363997370_image_3.jpeg",
  "path": "cases/66d5813f00f75047be5fd9f6/
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  "orientation": "portrait"
},
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