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{
  "typeOfReport": {
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Nitin ",
    "type": "CREDITOFFICER",
    "_id": "6576c5389e3cbd4940a7af54",
    "lastName": "Padvi",
    "mobileNo": "",
    "workMobileNo": "9422539583",
    "email": "nitin.padvi@sbi.co.in"
  },
  "fees": {
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  "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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  "branchCode": "000088",
  "type": "BRANCH",
  "name": "RACPC- Chinchpokli ",
  "email": "sbi.17889@sbi.co.in",
  "mobileNo": "022-23707514",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, Mumbai South Voltas
House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State
- Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - CHINCHPOKALI",
  "fax": "022-23707512 / 13",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"staff": {
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  "firstName": "Shantilal",
  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
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"rateVerifier": {
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  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
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  "role": "MAKER",
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  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
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    "label": "Chartered Engineer"
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  "value": "",
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  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "key": "municipalityWardNo",
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  "label": true
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
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  "value": "",
  "label": false
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  "value": "Goregaon (East)",
  "label": false
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Nirlon Knowledge Park",
  "south": "Mina Tai Gore Flyover",
  "east": "Western Express Highway "
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"asPerDocumentAgreement": {
  "north": "12 Feet Access Road",
  "west": "By internal Road abutting Plot A of Nirlon ",
  "south": "DP Road & New Standard Engineering ",
  "east": "By Service Road & Express Highway "
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"unitBoundaries": {
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    "east": "Marginal Space ",
    "south": "Marginal Space ",
    "west": "Staircase "
  },
  "asPerDocument": {
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    "south": "Details not available ",
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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that the construction is as per sanctioned plan",
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"empanelledOfApprovePlan": "N.A.",
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"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "buildingServicesDepreciatedRate": "300",
  "depreciatedCostOfConstruction": "35200.00",
  "depreciatedBuildingRate": "2200"
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  "rate": "219980",
  "landRate": "106070",
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  "squareMeterGuideLineRate": "230979.00",
  "squareFeetGuideLineRate": "21459.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
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  "squareMeterGuideLineRate": "220986.00"
},
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  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "taxPaidHolderName": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Along with Two Car Parking Spaces",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2016",
  "fullDate": "1/1/2016"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "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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"value": "Good",
"label": "Good"
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"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
},
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"maintenancelssues": {
"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "2",
"noOfPodium": "6",
"noOfAmenityFloors": "",
"noOfFloors": "45",
"flatFloorNo": "9",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66d58ed6433b95fe09e1d100/
routeMap_1725348894492_Image.png",
    "routeLat": "19.153947",
    "routeLng": "72.856100",
    "stationName": "Goregaon East ",
    "routeDistance": "270 Mtrs. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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    "id": "dulris",
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    "image": "cases/66d58ed6433b95fe09e1d100/
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    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "floorsCompleted": "",
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  "status": false
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"status": false
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"status": false
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"workCompleted": {
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"floorsCompleted": "",
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}
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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    "orientation": "portrait"
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    "status": false,
    "_id": "66d69e55807b2347dd5a1d78",
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    "path": "cases/66d58ed6433b95fe09e1d100/
externallmg_1725341269792_WhatsApp_Image_20240903_at_104234_AM.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d69e55807b2347dd5a1d7c",
    "name":
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    "path": "cases/66d58ed6433b95fe09e1d100/
externallmg_1725341269880_WhatsApp_Image_20240903_at_104237_AM.jpeg",
    "orientation": "portrait"
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    "path": "cases/66d58ed6433b95fe09e1d100/
externallmg_1725341269921_WhatsApp_Image_20240903_at_104242_AM_1.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "66d69e55807b2347dd5a1d85",
    "name":
"externallmg_1725341269922_WhatsApp_Image_20240903_at_104244_AM.jpeg",
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    "orientation": "portrait"
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    "status": false,
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    "name":
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    "path": "cases/66d58ed6433b95fe09e1d100/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d69e4500f75047be603a6a",
    "name":
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    "path": "cases/66d58ed6433b95fe09e1d100/
externallmg_1725341253126_WhatsApp_Image_20240903_at_104255_AM_1.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "66d69e55807b2347dd5a1d7d",
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    "path": "cases/66d58ed6433b95fe09e1d100/
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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"max": "40891.00"
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"builtUpRateRange": {
  "min": "27791.00",
  "max": "34076.00"
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"saleableRateRange": {
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  "max": "0.00"
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
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"quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
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  "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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"extraCollapsibleGates": {
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  "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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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1378.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66d58ed6433b95fe09e1d100",
"ownerName": "Mr. Anthony D'Souza & Mrs. Florence D'Souza",
"ownerPhoneNo": "9820063191",
"appAddress": "flat no 903\nVenezia Florenza co operative society Ltd \nGoregaon
West \nMumbai 400063",
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"remark": "Two opinion Yogesh + Vastukala",
"documents": [
  {
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "02/12/2011",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Lodha Pranik Landmark Developers Pvt. Ltd.",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Anthony D'Souza & Mrs. Florence D'Souza",
      "number": {
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        "label": "No"
      },
      "No": "10274 / 2011"
    },
    "isHardCopy": false,
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    "id": "281193",
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    "fileName":
"document_1725271585966_1725271579960_AGREEMENT_0001_42.pdf"
  },
  {
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      "label": "Occupancy Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "No",
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    "label": "No"
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  "No": "CHE / 8846 / BPWS / AP"
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"id": "515318",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Sep 03 2024 14:39:39 GMT+0530 (India Standard Time)"
},
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "16/11/2010",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CHE / 8846 / BP(WS) / AR / AP"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1725355639180_233438.pdf",
"path": "cases/66d58ed6433b95fe09e1d100/
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"id": "690514",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Sep 03 2024 14:57:19 GMT+0530 (India Standard Time)"
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    "label": "Old Valution Report "
  },
  "inputs": {
    "documentDate": "23/06/2023",
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"remark": " in the name of Mr. Anthony D'Souza & Mrs. Florence D'Souza issued by Vastukala Consultants Pvt. Ltd \n"

},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1725356213338_Old_Valuation_Report.pdf",
"path": "cases/66d58ed6433b95fe09e1d100/
document_1725356213338_Old_Valuation_Report.pdf",
"id": "221373",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Sep 03 2024 15:06:53 GMT+0530 (India Standard Time)"

}

],

"caseNumber": "011001",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [

{
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Mon Sep 02 2024 15:39:26 GMT+0530 (India Standard Time)"

}

],

"owners": [

{
"name": "Mr. Anthony D'Souza & Mrs. Florence D'Souza",
"phone": "9820063191",
"ownershipShare": "",
"email": "",
"id": "267839"

}

],

"proposePurchasers": [],

"siteInspection": [],

"composition": [

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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"

},

"id": "944687",
"name": "Living Room",
"length": "19.83",
"length1": "19",
"length2": "10",
"width": "11.00",

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"width1": "11",
"width2": "00",
"totalArea": "218.17",
"images": [],
"extraAreas": [],
"finalArea": "218.17"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "3.83",
  "width1": "3",
  "width2": "10",
  "totalArea": "42.17",
  "images": [],
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        "value": "Square_Feet",
        "label": "Square Feet"
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      "name": "Extra ",
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      "length1": "55",
      "length2": "00",
      "width": "1.00",
      "width1": "1",
      "width2": "00",
      "totalArea": "55.00"
    }
  ],
  "finalArea": "97.17"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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},
  "id": "2",
  "name": "Bedroom",
  "length": "156.50",
  "length1": "156",
  "length2": "6",
  "width": "1.00",
  "width1": "1",
  "width2": "0",
  "totalArea": "156.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "156.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "37.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "37.08"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Dining",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "100.00",
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"images": [],
"extraAreas": [],
"finalArea": "100.00"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "4.75",
  "width1": "4",
  "width2": "9",
  "totalArea": "19.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "19.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "13",
  "name": "Kitchen",
  "length": "94.00",
  "length1": "94",
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  "width2": "0",
  "totalArea": "94.00",
  "images": [],
  "finalArea": "94.00",
  "extraAreas": []
},
{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
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"name": "Store Room",
"length": "4.33",
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"width1": "6",
"width2": "00",
"totalArea": "26.00",
"images": [],
"extraAreas": [],
"finalArea": "26.00"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Servent Room",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "7.92",
  "width1": "7",
  "width2": "11",
  "totalArea": "39.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.58"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Toilet",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
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"fullAddress": "Residential Flat No. 903, 9th Floor, Wing - A, Venezia, Fiorenza, Off.
Western Express Highway , Next to Hub Mall, Village - Pahadi Goregaon , Municipality
Ward No. P/South, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, PIN
- 400 063, State - Maharashtra, Country - India",
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Dining + Store Room + Servent Room",
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"otherCompositionSaleableTotal": "0.00",
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"finalCarpetArea": "1303.25",
"finalSalableArea": "1576.93",
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The above calculations and detail measurements taken by us prove that the Agreement
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for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area",

"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 1166.00\nFlower bed Area in Sq. Ft. = 107.00\nDry Balcony Area in Sq. Ft. = 30.00\n\n",

"finalSaleablePercentage": "",

"reportGeneratedDate": "Tue Sep 03 2024 18:02:48 GMT+0530 (India Standard Time)",

"siteVisitDate": "2024-09-03"

}

Name	Length	Width	Total
Composition :			
Living Room	19'10"	11'00"	218.17
Passage	11'00"	3'10"	42.17
Bedroom	156'6"	1'0"	156.50
Toilet	5'00"	7'5"	37.08
Dining	10'00"	10'00"	100.00
Toilet	4'00"	4'9"	19.00
Kitchen	94'0"	1'0"	94.00
Store Room	4'4"	6'00"	26.00
Servent Room	5'00"	7'11"	39.58
Toilet	17'00"	1'00"	17.00
Bedroom	13'00"	10'00"	130.00
Bedroom	181'00"	1'00"	181.00
Toilet	51'00"	1'00"	51.00
Other Composition :			
Flower Bed Area	9'00"	3'5"	30.75
Dry Balcony Area	30'00"	1'00"	30.00