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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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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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  "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"
},
"client": {
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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
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"branch": {
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  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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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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  "_id": "60b7177d2ffdf65bcd65882a",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "_id": "64e5a649daae6a1c98101989",
  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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  "lastName": "Patil",
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    "valuersRegistrationNumber": [
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    ]
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
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  }
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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}
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"clientType": {
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  "value": "BANK"
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  "longitude": "73.07358550308905"
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      "remark": "This Project Visit Done (SAYLI SALVE)"
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      "status": "COMPLETED",
      "dateTime": "2024-09-17",
      "remark": "MANUAL_IN_TASK"
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  ],
  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "Maharashtra",
    "label": true
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  "value": "Thane",
  "label": true
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  "key": "taluka",
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"label": true
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36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11 & Others of Village -
Usarghar & Survey No. 2 and 21/1 of Village - Sandap",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
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  "key": "SRO",
  "value": "",
  "label": false
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  "label": false
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  "key": "postalCode",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Dombivli (East)",
  "label": false
}
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
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    "label": "Middle Class"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Mumbai_Metropolitan_Region_Development_Authority",
    "label": "Mumbai Metropolitan Region Development Authority"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Tower No. 7",
    "west": "Tower No. 2",
    "south": "Road",
    "east": "Tower No. 12"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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      "east": "External Site Visit Only",
      "south": "External Site Visit Only",
      "west": "External Site Visit Only"
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    "asPerDocument": {
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      "south": "Details not available",
      "west": "Details not available"
    }
  }
}
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    "title": "Boundaries of The Flat"
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  "whichTheLocalityIsServed": {
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    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "At the time of visit, the property was locked hence internal site inspection and photographs could not be taken. Hence, our report is based on external visit & documents provided by bank only. As per Site Information, the composition of Residential Flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets.",
  "dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. SROT / Growth Centre / 2401 / BP / ITP - OC / Usarghar - Sandap - 01 / Vol - 17 / 733 / 2022 dated 19.05.2022 issued by MMRDA",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of visit, the property was locked hence internal site inspection and photographs could not be taken. The details about the work progress status has been provided by Mr. Vinod Thakare (Customer Relationship Manager - Mob. No. 7208497596)",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "63900",
  "landRate": "9600",
  "igrImage": "cases/66e818c0107b3378fb9e7d07/igr_1726637035827_Image.png",
  "squareMeterGuideLineRate": "63900.00",
  "squareFeetGuideLineRate": "5937.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "63900.00",
  "squareMeterGuideLineRate": "63900.00",
  "squareFeetGuideLineRate": "5937.00"
},
"outgoingDetail": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "18,000/- (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 MMRDA / KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "External Site Visit Only"
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"marketability": {
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    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Podium Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2022",
    "fullDate": "1/1/2022"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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    "value": "rcc",
    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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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": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "0",
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"value": "0",
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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  "value": "1",
  "label": "Yes"
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  "label": "Lower Ground Floor"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "20",
"flatFloorNo": "P2",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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    "routeLng": "73.075250",
    "stationName": "Dombivli",
    "routeDistance": "6.6 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
  "coordinates": [
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    0,
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  "type": "Point"
},
"showLocation": {
  "latlng": false,
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"locationMapImg": [
  {
    "id": "gkf4zi",
    "name": "gkf4zi",
    "image": "cases/66e818c0107b3378fb9e7d07/
routeMap_1726638362649_Image.png"
  }
],
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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    "isHideFloor": false,
    "status": false
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    "status": false
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"status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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      "orientation": "portrait"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "11150.00"
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  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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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,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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"paymentStatus": "PENDING",
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"appAddress": "Flat no. P-2001, 20th Floor, CL-04/E-2, Serenity, my City Phase 2
Usarghar Kalyan Dombivali ",
"remark": "This Project Visit Done (SAYLI SALVE)",
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    "fileName": "document_1726486623775_1726486620200_0ba37b2bb9f54d2494a6
2abab5e88663.pdf"
  },
  {
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      "label": "Draft Agreement for sale"
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    "label": "Owner"
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  "Owner": "Horizon Projects Private Limited",
  "to": {
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    "label": "purchaser"
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"displayStatus": true,
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"fileName": "document_1726486650860_1726486649805_Final__CL04.pdf"
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    "value": "60ae124baa6d152c1801b2fd"
  },
  "inputs": {
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      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "SROT / Growth Centre / 2401 / BP / ITP - OC / Usarghar -
Sandap - 01 / Vol - 17 / 733 / 2022 dated 19.05.2022"
  },
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  "displayStatus": true,
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  "path": "cases/66e818c0107b3378fb9e7d07/
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  "fileName":
"document_1726486717891_1726486716817_OC_Cluster_04_Tower_1_to_5.pdf"
},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
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"inputs": {
  "documentDate": "09/09/2021",
  "nameOfApprovingAuthority": {
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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
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    "label": "Document No"
  },
  "Document_No": "P51700008440"
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"isHardCopy": false,
"displayStatus": true,
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    "label": "Commencement Certificate"
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  "inputs": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap-01/ CC/ 74 / 2020"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/66e818c0107b3378fb9e7d07/document_1726640751752_cc.pdf",
  "id": "494052",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Wed Sep 18 2024 11:55:52 GMT+0530 (India Standard Time)"
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],
"caseNumber": "011247",
"createdBy": "60b7177d2ffdf65bcd65882a",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Sep 16 2024 17:08:40 GMT+0530 (India Standard Time)"
  }
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  {
    "name": "Horizon Projects Private Limited",
    "phone": "7470828103",
    "ownershipShare": "",
    "email": "",
    "id": "285852"
  }
],
"proposePurchasers": [
  {
    "name": "Ms. Sumi Sundaran Panicker & Mrs. Sobha Sundaran Panicker",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Draft Agreement for sale"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    }
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    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "576",
    "squareMeterArea": "53.51",
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"docFinalBuiltUpSquareMeter": "58.861",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
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"percentage": ""
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"builtUpArea": {
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"percentage": "10"
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"property": "Runwal Garden, Dombivali East",
"area": "504",
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"saleablePercentage": "0",
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"areaType": "Carpet",
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"expectedRate": "11904.76",
"builtUpExpectedRate": "10822.51",
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  "builtUpArea": {
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    "squareMeterArea": "54.16",
    "expectedRate": "11149.23",
    "percentage": "10"
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  "areaType": "Carpet",
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  "builtUpExpectedRate": "11149.23",
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"floor": "8",
"source": "Index_no.2",
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"expectedRate": "11448.72",
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"id": "177304"
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    "squareMeterArea": "57.04",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "62.75",
    "expectedRate": "10496.00",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
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  "floor": "4",
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  "expectedRate": "11545.60",
  "builtUpExpectedRate": "10496.00",
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  "squareMeter": "57.04",
  "id": "574870"
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"externalImages": [
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  "orientation": "portrait"
},
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Thane, PIN Code - 421 204, State - Maharashtra, India",
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"contactPersonName": "Mr. Vinod Thakare",
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Panicker",
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Other Composition :			