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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
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    "expectedFees": null,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "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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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "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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  "label": "Land & Building / Immovable Property"
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
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  "role": "ACCOUNTANT",
  "firstName": "Shyam",
  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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  "email": "jayaraja@vastukala.org",
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          "value": "IBBI/RV/07/2018/10366",
          "label": "Registered Valuer"
        }
      ]
    },
    {
      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
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    }
  ]
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  {
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      "label": "Chartered Engineer"
    },
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    "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
}
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  "value": "BANK"
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    {
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    }
  ],
  "visitedDate": [
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      "dateTime": "2024-09-21",
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    {
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      "remark": "MANUAL_IN_TASK"
    }
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "value": "Ulwe",
  "label": true
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  "label": true
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  "key": "city",
  "value": "Navi Mumbai",
  "label": false
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  "key": "tahasilNo",
  "value": "",
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  "key": "plotNo",
  "value": "104",
  "label": true
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  "value": "",
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  "label": true
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  "value": "1302t",
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  "label": false
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  "label": false
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  "flooring": {
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  "doors": {
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_"
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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
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},
"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "NMMC",
    "label": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Open Plot & Bridge",
    "west": "Road & Moreshwar Darshan Building",
    "south": "Open Plot & Today Ganesham Building",
    "east": "Nala"
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  "asPerDocumentAgreement": {
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    "west": "24 Mtrs. Wide road",
    "south": "Plot No. 103",
    "east": "33 Mtrs. Wide Road"
  },
  "unitBoundaries": {
    "asPerActual": {
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      "east": "Lobby/ Passage",
      "south": "Flat No. 1301",
      "west": "Marginal Space"
    }
  }
}
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    },
    "asPerDocument": {
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      "east": "Information not available",
      "south": "Information not available",
      "west": "Information not available"
    },
    "isDisplay": true,
    "title": "Boundaries of The Flat"
  },
  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
    },
    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "+ Terrace + Flowerbed + Dry Balcony Area .",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CIDCO/TPO/ BP-11373/3020 dated 10.08.2018 issued by CIDCO (Downloaded from RERA website)",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "NO",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "1. As per Site Inspection, Actual Carpet area is 563.34 Sq. Ft. (including Terrace, Flowerbed + Dry balcony Area) is more than Carpet area 478.00 Sq. Ft. mentioned in the documents (including Encl. Balcony + Natural Terrace Area) provided to us. We have considered least area mentioned in the documents for valuation. Hence, to give proper weightage to the value of the property, higher rate i.e. 15275/- per Sq. Ft. is considered.<br />\n2. As per sale plan attached to the agreement & approved plan, the property is 1 Bedroom + Living Room + Kitchen + Toilet + 2 Attached Terrace, but

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as per site inspection, Kitchen area is converted into 1 additional bedroom. Attached terrace area are converted into Kitchen & One Toilet. At present, the property is 2 Bedroom + Living Room + Kitchen + 2 Toilets.",

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"squareMeterGuideLineRate": "90750.00",
"squareFeetGuideLineRate": "8431.00"
},
"igrFinalRate": {
"floorRatePercentage": "10",
"depreciationPercentage": "94",
"rate": "8039.00",
"squareFeetGuideLineRate": "8039.00",
"squareMeterGuideLineRate": "86529.00"
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"value": "Residential_Purpose",
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"monthlyRent": "N.A",
"assessmentNo": "Information not available",
"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
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"tenantName": "",
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"maintenanceOfFlat": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Open / Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2018",
    "fullDate": "1/1/2018"
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  "planningArea": {
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    "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Designed as per I.S. codes"
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"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"
},
"maintenanceIssues": {
  "value": "0",
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"label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "13",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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    "routeLng": "73.021218",
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"routeDistance": "900m",
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    0
  ],
  "type": "Point"
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"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
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    "id": "m2re1",
    "name": "m2re1",
    "image": "cases/66ebea9ceff259c8fe71ce30/
routeMap_1727157918376_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
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  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
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  "number": "2308330",
  "dayCount": "13",
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    "isHideFloor": false,
    "status": true
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  "status": false
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  "status": false
},
"externalPainting": {
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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  "isHideFloor": true,
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  "status": false
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  "status": true
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},
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      "orientation": "portrait"
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  ],
  "selfieWithSiteVisitImages": [
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": [
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "path": "cases/66ebea9ceff259c8fe71ce30/
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "_id": "66f255562d094ed1370a17c6",
    "name": "Living Room",
    "path": "cases/66ebea9ceff259c8fe71ce30/
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    "orientation": "portrait"
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},
"indicatorRange": {
  "carpetRateRange": {
    "min": "14934.00",
    "max": "16667.00"
  },
  "builtUpRateRange": {
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    "max": "13889.00"
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  "saleableRateRange": {
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    "max": "10371.00"
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    "ratePerUnit": "0.00",
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    "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"others": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "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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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66ebea9ceff259c8fe71ce30",
"ownerName": "Mr. Mohammed Ashraf",
"ownerPhoneNo": "9967579800",
"appAddress": "Flat no. 1302, 13th Floor, Krishna Sarang Galaxy, Ulwe , Navi Mumbai",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Radhe Krishna Infrastructure",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Mohammed Ashraf & Mrs. Ruhi Hasan",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "14187/2018"
    }
  },
  {
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"id": "145743",
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"fileName": "document_1726806773608_Agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "08/10/2015",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CIDCO/TPO/BP-11373/2015/1147"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/66ebea9ceff259c8fe71ce30/document_1727160072115_CC.pdf",
  "fileName": "document_1727160072115_CC.pdf"
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{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "10/08/2018",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CIDCO/TPO/BP-11373/3020"
  },
  "isHardCopy": false,
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"fileName": "document_1727160175215_OC.pdf"
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{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "22/08/2017",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " P51700009475"
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"path": "cases/66ebea9ceff259c8fe71ce30/
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"fileName": "document_1727160220904_Certificate.pdf"
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{
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "CIDCO"
    }
  },
  "remark": "(Downloaded from RERA website)",
  "number": {
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    "label": "No"
  }
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"No": " CIDCO/TPO/BP-11373/3020"
```

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    "fileName":
"document_1727161640549_90e8c897ca0d4ea7a277b2123eb1abc6.pdf"
  }
],
"caseNumber": "011292",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "112617",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Sep 19 2024 14:40:52 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Mohammed Ashraf",
    "phone": "9967579800",
    "ownershipShare": "",
    "email": "",
    "id": "772724"
  },
  {
    "name": "Mrs. Ruhi Hasan",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "546460"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "395088",
    "name": "Living Room",
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"length": "8.58",
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"totalArea": "113.01",
"images": [],
"extraAreas": [],
"finalArea": "113.01"
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    "label": "Square Feet"
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  "length1": "6",
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  "width1": "7",
  "width2": "11",
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  "images": [],
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  "finalArea": "54.76"
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    "label": "Square Feet"
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  "length1": "3",
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  "width": "11.08",
  "width1": "11",
  "width2": "1",
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  "images": [],
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  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "3.42",
  "width1": "3",
  "width2": "5",
  "totalArea": "23.63",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.63"
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    "label": "Square Feet"
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  "id": "4",
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  "length": "9.83",
  "length1": "9",
  "length2": "10",
  "width": "11.58",
  "width1": "11",
  "width2": "7",
  "totalArea": "113.90",
  "images": [],
  "extraAreas": [],
  "finalArea": "113.90"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.25",
  "length1": "10",
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"width": "10.67",
"width1": "10",
"width2": "8",
"totalArea": "109.33",
"images": [],
"extraAreas": [],
"finalArea": "109.33"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "3.75",
  "length1": "3",
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  "width1": "7",
  "width2": "6",
  "totalArea": "28.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.12"
}
],
"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Terrace Area",
      "value": "Terrace_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "length": "7.25",
    "length1": "7",
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      "label": "Square Feet"
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    "name": "Terrace Area",
    "extraAreaType": "Add",
    "length": "5.83",
    "length1": "5",
    "length2": "10",
    "width": "5.83",
    "width1": "5",
    "width2": "10",
    "totalArea": "34.03"
  }
],
"finalArea": "59.4",
"percentageBeforeTotal": "59.40",
"percentage": "100"
},
{
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "1.75",
  "length1": "1",
  "length2": "9",
  "width": "5.25",
  "width1": "5",
  "width2": "3",
  "totalArea": "9.19",
  "images": [],
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"finalArea": "9.19",
"percentageBeforeTotal": "9.19",
"percentage": "100"
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{
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    "value": "Carpet"
  },
  "name": {
    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "2.67",
  "width1": "2",
  "width2": "8",
  "totalArea": "10.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.44",
  "percentageBeforeTotal": "10.44",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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Hsg. Soc. Ltd.\t, Plot No. 104, Sector 18 (pt), Village - Ulwe, Taluka - Panvel, District -
Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India",
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Ft. = 74.00\nNatural Terrace Area in Sq. Ft. = 100.00\n",
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Name	Length	Width	Total
Composition :			
Living Room	8'7"	13'2"	113.01

Kitchen	6'11"	7'11"	54.76
Passage	3'9"	11'1"	41.56
Toilet	6'11"	3'5"	23.63
Bedroom	9'10"	11'7"	113.90
Bedroom	10'3"	10'8"	109.33
Toilet	3'9"	7'6"	28.12
Other Composition :			
Terrace Area	7'3"	3'6"	25.37
Dry Balcony Area	1'9"	5'3"	9.19
Flowered Area	3'11"	2'8"	10.44