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{
  "typeOfReport": {
    "label": "Single Flat",
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  "reportInformation": {
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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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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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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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    "expectedFees": null,
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  "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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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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": "",
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"staff": {
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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"rateVerifier": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
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"mobileNo": "9769797568",
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"shortName": "P",
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  "shortName": "SH",
  "email": "shobha@vastukala.org",
  "designation": "",
  "mobileNo": "9004134140",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": ""
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  }
]
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"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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    {
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  "visitedDate": [
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      "remark": ""
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      "dateTime": "2024-09-21",
      "remark": "MANUAL_IN_TASK"
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  ]
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"marketAnalysisAndRemark": {
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  "rateMax": "23000",
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    "Value": "Carpet",
    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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    "name": "Country",
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    "value": "India",
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    "value": "Panchpakhadi",
    "label": true
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  "value": "",
  "label": true
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  "label": true
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  "value": "The Address by GS Tower D",
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  "key": "street1",
  "value": "",
  "label": false
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"wing": {
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  "value": "3, Tower - D",
  "label": true
},
"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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"value": "",
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  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "3106",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "PIN Code - 400 606",
  "label": false
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  "value": "Thane (West)",
  "label": false
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"flatSpecifications": {
  "roof": {
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  "flooring": {
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    "label": "Proposed Italian Marble Flooring"
  }
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"doors": {
  "label": "Proposed Teak wood door frame with flush doors",
  "value": "Proposed_Teak_wood_door_frame_with_flush_doors"
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"windows": {
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  "value": "Proposed_Powder_coated_aluminium_sliding_windows"
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"fittings": {
  "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Proposed_Electrical_wiring_with_Concealed.",
  "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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"finishing": {
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  "label": "Building Under Construction"
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"general": {
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    "label": "Joint Ownership"
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    "label": "Higher Middle Class"
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
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    "south": "Open Plot",
    "east": "Open Plot"
  },
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
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    "east": "Building is under construction",
    "south": "Building is under construction",
    "west": "Building is under construction"
  },
  "asPerDocument": {
    "north": "Lift & Flat No. 3105",
    "east": "Marginal Space",
    "south": "Staircase & Flat No. 3101",
    "west": "Lobby"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": " As per Approved Plan, the composition of Residential Flat will be 4 Bedrooms + Living Room + Dining + Kitchen + 5 Toilets + Dry Yard Area + Deck Area.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Document No.S04 / 0189 / 22 (Plot C) / TMCB / TDD / 0026 / (R/C) / 2023 \nAuto DCR dated 22.11.2023 issued by Thane Municipal Corporation",
"approvePlanVerified": "N.A., as the building is under Construction",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of visit, Builder has not allowed for site inspection and
Photographs of the property. The details about the work progress status has been
provided by Sales office person - Mr. Michelle Andrews (Contact No. 022 - 68328922).
\n",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "124100",
  "landRate": "52100",
  "igrImage": "cases/66ed79bebdd9ce4dabcf46c1/igr_1726898420692_Image.png",
  "squareMeterGuideLineRate": "148920.00",
  "squareFeetGuideLineRate": "13835.00"
},
"igrFinalRate": {
  "floorRatePercentage": "20",
  "depreciationPercentage": "0",
  "rate": "124100.00",
  "squareMeterGuideLineRate": "148920.00",
  "squareFeetGuideLineRate": "13835.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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  "monthlyRent": "1,10,000/- (Expected rental income per month after completion of
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construction works)\n",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
    "label": "Building Under Construction",
    "value": "Building_Under_Construction"
  },
  "waterTank": {
    "label": "Proposed Municipal Water Supply",
    "value": "Proposed_Municipal_Water_Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Along with 3 (Three) Car Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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"date": "",
"month": "1",
"year": "2028",
"fullDate": "1/1/2028"
},
"planningArea": {
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  "value": "Residential"
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"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "label": "Building is under construction ",
  "value": "Building_is_under_construction_"
},
"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
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"label": "Building is under construction ",
"value": "Building_is_under_construction_"
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"maintenanceOfTheBuilding": {
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"value": "Building_is_under_construction_"
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"maintenancelssues": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"visibleDamageInBuilding": {
"label": "Building Under Construction",
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"groundStilt": {
"label": "Ground",
"value": "ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "0",
"noOfPodium": "4",
"noOfAmenityFloors": "0",
"noOfFloors": "40",
"flatFloorNo": "31",
"noOfLifts": "7",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
"area": "1683.00",
"areaType": "Built Up",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1727027290436_Image.png",
    "routeLat": "19.213630",
    "routeLng": "72.968969",
    "stationName": "Thane",
    "routeDistance": "4.6 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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  "finallatLng": false
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"locationMapImg": [
  {
    "id": "cp7fed",
    "name": "cp7fed",
    "image": "cases/66ed79bebddd9ce4dabcf46c1/
routeMap_1727027231409_Image.png"
  }
]
},
"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  }
},
"wardrobesRate": "0",
"totalwardrobesRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
"finalValue": "40545000.00"
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"outward": {
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
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"percentage": "5",
"isHideFloor": false,
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
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  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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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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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "5.00",
  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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  "selectedBuildUpValue": "1683.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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externallmg_1726915053297_image.jpeg",
      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "name": "externallmg_1726915065558_image.jpeg",
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externalImg_1726915059042_image.jpeg",
    "orientation": "landscape"
  }
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"societyNameBoardImage": [],
"compositionImages": []
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  "carpetRateRange": {
    "min": "23859.00",
    "max": "27935.00"
  },
  "builtUpRateRange": {
    "min": "21690.00",
    "max": "25395.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
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    "isEditable": false
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"estimatedValue": "0.00",
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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,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
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"quantity": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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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  "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,
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  "COMPLETED": false
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"isAdvanceInvoice": false,
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"ownerName": "Mr. Suresh Sunderdas Dhanwani, Mrs. Varsha Suresh Dhanwani, Mr.
Priyansh Suresh Dhanwani & Ms. Dolly Suresh Dhanwani",
"ownerPhoneNo": "8097138369",
"appAddress": "Flat no. 3106, 31st Floor, Tower - D, The Address by GS,
Panchpakhadi, Thane",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "remark": " (6 Pages from documents)",
      "from": {
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        "label": "Promoter"
      },
      "Promoter": "Raymond Limited",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Suresh Sunderdas Dhanwani, Mrs. Varsha Suresh Dhanwani, Mr.
Priyansh Suresh Dhanwani & Ms. Dolly Suresh Dhanwani",
      "number": {
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  "Document_No": "6999/2024"
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document_1726839048894_1726839043407_Raymond__Valuation.pdf",
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"document_1726839048894_1726839043407_Raymond__Valuation.pdf"
},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "P51700053947"
  },
  "isHardCopy": false,
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  "path": "cases/66ed79bebdd9ce4dabcf46c1/
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Sun Sep 22 2024 23:29:35 GMT+0530 (India Standard Time)"
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{
  "documentType": {
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    "label": "Commencement Certificate"
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  "inputs": {
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
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    "label": "Thane Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "S04 / 0189 / 22 (Plot C) / TMCB / TDD / 0026 / (R/C) / 2023 /
Auto DCR dated 22.11.2023"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/66ed79bebdd9ce4dabcf46c1/
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"id": "816799",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Sun Sep 22 2024 23:29:59 GMT+0530 (India Standard Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
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      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
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Auto DCR dated 22.11.2023"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/66ed79bebdd9ce4dabcf46c1/
document_1727028017427_document_1726730375659_Floor_Plan.pdf",
  "id": "500675",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Sun Sep 22 2024 23:30:18 GMT+0530 (India Standard Time)"
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"caseNumber": "011355",
"createdBy": "60b7177d2ffdf65bcd65882a",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Sep 20 2024 19:03:50 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Suresh Sunderdas Dhanwani, Mrs. Varsha Suresh Dhanwani, Mr. Priyansh Suresh Dhanwani & Ms. Dolly Suresh Dhanwani",
    "phone": "8097138369",
    "ownershipShare": "",
    "email": "",
    "id": "694722"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "66eea169ada7094de4949414",
    "area": "1437",
    "providedByName": "Suresh Sunderdas Dhanwani Varsha Suresh Dhanwani And Priyansh Suresh Dhanwani Dolly Suresh Dhanwani",
    "providedByContactNo": "8097138369"
  }
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  }
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    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "1530",
    "squareMeterArea": "142.14",
    "docFinalBuiltUp": "1683",
    "docFinalBuiltUpSquareMeter": "156.35399999999998",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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],
"images": [],
"indicatorArr": [
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    "carpetArea": {
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      "squareMeterArea": "102.10",
      "expectedRate": "27934.49",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "112.31",
      "expectedRate": "25394.99",
      "percentage": "10"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printInReport": true,
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  "property": "Raymond Realty, The Address by GS Tower, Thane West",
  "area": "1099",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
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"floor": "Higher",
"source": "magic_bricks",
"expectedPrice": "30700000",
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"image": "cases/66ed79bebdd9ce4dabcf46c1/
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"id": "393476"
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{
"carpetArea": {
"area": "1442.00",
"squareMeterArea": "133.97",
"expectedRate": "27877.95",
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"builtUpArea": {
"area": "1586.20",
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"percentage": "10"
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"saleableArea": {
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"expectedRate": "0.00",
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"floor": "Higher",
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"expectedRate": "27877.95",
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    "squareMeterArea": "142.14",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "156.36",
    "expectedRate": "23885.92",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "area": "1530",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "Middle",
  "source": "magic_bricks",
  "expectedPrice": "40200000",
  "expectedRate": "26274.51",
  "builtUpExpectedRate": "23885.92",
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indicator_1726897846680_Image.png",
  "squareMeter": "142.14",
  "id": "276799"
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{
  "carpetArea": {
    "area": "930.00",
    "squareMeterArea": "86.40",
    "expectedRate": "23896.46",
    "percentage": ""
  },
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"area": "1023.00",
"squareMeterArea": "95.04",
"expectedRate": "21724.06",
"percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"area": "930",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "24",
"source": "Index_no.2",
"expectedPrice": "22223709",
"expectedRate": "23896.46",
"builtUpExpectedRate": "21724.06",
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"id": "336048"
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{
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    "squareMeterArea": "129.69",
    "expectedRate": "23858.99",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "142.66",
    "expectedRate": "21689.99",
    "percentage": "10"
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    "squareMeterArea": "0.00",
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  "areaType": "Carpet",
  "floor": "42",
  "source": "Index_no.2",
  "expectedPrice": "33307156",
  "expectedRate": "23858.99",
  "builtUpExpectedRate": "21689.99",
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indicator_1726898204036_Image.png",
  "squareMeter": "129.69",
  "id": "678980"
}
],
"externalImages": [
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    "status": false,
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externalImg_1726915047852_image.jpeg",
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  },
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PIN Code - 400 606, State - Maharashtra, India",
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Name	Length	Width	Total
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Composition :

Other

Composition :
