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{
  "typeOfReport": {
    "label": "Single Flat",
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@sbi.co.in"
  },
  "fees": {
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    "expectedFees": null,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Sion ",
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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": "",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"pickupPerson": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
},
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
  "shortName": "P",
  "workWithDocumentMaker": "",
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  "designation": "",
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        "label": "Registered Valuer"
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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        "title": {
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        "number": "IBBI/RV/07/2018/10366"
      }
    ]
  }
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "73.09923455274402"
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"siteVisit": {
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    {
      "status": "COMPLETED",
      "dateTime": "2024-10-10",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "value": "Maharashtra",
    "label": true
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    "name": "Country",
    "key": "country",
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    "label": false
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    "key": "village",
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    "label": true
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  "key": "buildingNo",
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  "value": "Navi Mumbai",
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Panvel",
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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"value": "504",
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
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  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "External site visit only"
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  "windows": {
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    "label": "External site visit only"
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"populationGroupList": {
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"townplanApprovedByList": {
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"label": "City Industrial Development Corporation of Maharashtra"
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"whetherCoveredUnderAnyState": {
"value": "No",
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"asPerActualAgreement": {
"north": "Road",
"west": "Road",
"south": "Road",
"east": "Building No. L-02"
},
"asPerDocumentAgreement": {
"north": "6.00 M Wide Road",
"west": "6.00 M Wide Road",
"south": "6.00 M Wide Road",
"east": "6.00 M Wide Road / Building No. L-02"
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"unitBoundaries": {
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"east": "External site visit only",
"south": "External site visit only",
"west": "External site visit only"
},
"asPerDocument": {
"north": "Flat No. 506",
"east": "Passage",
"south": "Marginal Space",
"west": "Flat No. 505"
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"setDisplay": true,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
"buses": {
"title": "Buses"
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    "taxies": {
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    "auto": {
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    "privateCars": {
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    }
  },
  "extraDetailOfProperty": "As per Approved Building Plan, the composition of residential flat is 1 Bedroom + Living Room + Kitchen + Bath + W.C. (i.e. 1 BHK + Bath + W.C.) Flat",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. BP-IHP-102/2019/000109 dated 23.08.2019 issued by CIDCO. (Downloaded from RERA website)",
  "approvePlanVerified": "N.A., as the external site visit only",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Taloja Panchanand",
  "rate": "51500",
  "landRate": "12600",
  "igrImage": "cases/66eea147ada7094de4949385/igr_1728624046497_Image.png",
  "squareMeterGuideLineRate": "54075.00",
  "squareFeetGuideLineRate": "5024.00"
},
"igrFinalRate": {

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"floorRatePercentage": "5",
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"rate": "51500.00",
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
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  "partitions": {
    "value": "6\\_Thk._Brick_Masonry",
    "label": "6\\ Thk. Brick Masonery"
  }
}
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},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"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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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
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"label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"maintenanceIssues": {
  "value": "New_Building",
  "label": "New Building"
},
"visibleDamageInBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
}
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "21",
"flatFloorNo": "5",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "12"
},
"finalPlinthArea": {
  "area": "350.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66eea147ada7094de4949385/
routeMap_1728627003003_Image.png",
    "routeLat": "19.069255",
    "routeLng": "73.106938",
    "stationName": "Pendhar",
    "routeDistance": "1.2 km.",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
}
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"locationMapImg": [
  {
    "id": "02xkvr",
    "name": "02xkvr",
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routeMap_1728625683346_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "3509000.00",
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"bookValue": "0",
"finalValue": "3509000.00"
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    "status": false
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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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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    "orientation": "portrait"
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    "orientation": "portrait"
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"parkingImages": [],
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"compositionImages": []
},
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    "max": "12719.00"
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  "builtUpRateRange": {
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    "max": "11563.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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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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  "isEditable": true
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  "isEditable": true
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  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"isSiteMeasurementAllowed": false,
"finalValuationArea": "319.00",
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentIds": [],
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"ownerName": "Dileep Santprasad Singh & Shweta Gyanshankar Singh",
"ownerPhoneNo": "8286458588",
"appAddress": "Flat no. 504, 5th floor, L01, Sector - 34, Plot no. 1, Talaja, Navi Mumbai",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1246aa6d152c1801b2e5",
      "label": "Allotment Letter"
    },
    "inputs": {
      "documentDate": "27/10/2023",
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"from": {
  "value": "Owner",
  "label": "Owner"
},
"Owner": "City And Industrial Development Corporation of Maharashtra Limited",
"to": {
  "value": "Allottee",
  "label": "Allottee"
},
"Allottee": "Dileep Santprasad Singh"
},
"isHardCopy": false,
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document_1728627478091_Allotment_Letter__Mass_Housing_Scheme.pdf",
"id": "390127",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Fri Oct 11 2024 11:47:58 GMT+0530 (India Standard Time)"
},
{
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " P52000022174"
},
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"displayStatus": false,
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"path": "cases/66eea147ada7094de4949385/
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},
{
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"documentType": {
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"inputs": {
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  "nameOfApprovingAuthority": {
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    "label": "CIDCO"
  },
  "remark": " (Downloaded from RERA website)",
  "number": {
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    "label": "No"
  },
  "No": " CIDCO/Sr. Arch.(BP-IHP)/BP-IHP-102/2019/000109/E-112"
},
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"displayStatus": false,
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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": {
      "value": "No",
      "label": "No"
    },
    "No": " BP-IHP-102/2019/000109"
  },
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  "displayStatus": false,
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document_1728630392327_Plan_3.pdf",
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"fileName": "document_1728630392327_Plan_3.pdf"
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],
"caseNumber": "011382",
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  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Sat Sep 21 2024 16:04:47 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Dileep Santprasad Singh & Shweta Gyanshankar Singh",
  "phone": "8286458588",
  "ownershipShare": "",
  "email": "",
  "id": "446535"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae1246aa6d152c1801b2e5",
    "label": "Allotment Letter"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "206918",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "319",
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  "docFinalBuiltUp": "350.90",
  "docFinalBuiltUpSquareMeter": "32.60",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
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"docFinalSaleableSquareMeter": "0.00"
}
],
"images": [],
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    "expectedRate": "10937.50",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "32.70",
    "expectedRate": "9943.18",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "320",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "3500000",
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  "builtUpExpectedRate": "9943.18",
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  "id": "448597"
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    "squareMeterArea": "27.03",
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    "expectedRate": "12718.71",
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    "percentage": "10"
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  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "3700000",
  "expectedRate": "12718.71",
  "builtUpExpectedRate": "3700000",
  "image": "cases/66eea147ada7094de4949385/
indicator_1728622854291_Image.png",
  "squareMeter": "29.73",
  "id": "553205"
},
{
  "carpetArea": {
    "area": "319.00",
    "squareMeterArea": "29.64",
    "expectedRate": "10785.95",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "350.90",
    "squareMeterArea": "32.60",
    "expectedRate": "9805.41",
    "percentage": "10"
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}
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"saleableArea": {
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "3440717",
"expectedRate": "10785.95",
"builtUpExpectedRate": "9805.41",
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"id": "944717"
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    "squareMeterArea": "32.60",
    "expectedRate": "9805.41",
    "percentage": "10"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Flat",
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"expectedRate": "10785.95",
"builtUpExpectedRate": "9805.41",
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indicator_1728622992376_Image.png",
"squareMeter": "29.64",
"id": "465516"
}
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"status": false,
"_id": "67089f35ba5e64b24a330879",
"name":
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externalImg_1728618293331_WhatsApp_Image_20241011_at_075830_1.jpeg",
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},
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"orientation": "portrait"
}
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},
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