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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Pradeep",
    "type": "CREDITOFFICER",
    "_id": "65939543440d8733f0aadc91",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9930079263",
    "email": "bmmsro0623@centralbank.co.in"
  },
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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": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "0623",
  "mobileNo": "02225281806",
  "alternateMobileNo": "",
  "email": "bmmsro0623@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
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Chembur-400071"
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  "label": "Land & Building / Immovable Property"
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"zone": {
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  "lastName": "Kasare",
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"siteEngineer": {
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"rateVerifier": {
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
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  "shortName": "RJ",
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    "role": "VALUER",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"PANNo": "AERPC9086P",
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  "label": true
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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  "label": "Cement Plastering + POP Finish"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Mumbai Housing & Area Development Board (MHADA)"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Shahid Bhagat Singh Kanwar Marg",
    "east": "Tilak Ganesh Apartment / Drushti Sai Pradnya Road"
  },
  "asPerDocumentAgreement": {
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    "west": "Building No. 55 & 56",
    "south": "Building No. 54 & 30 M wide road",
    "east": "30 M wide road"
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  "unitBoundaries": {
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    "east": "Details not available",
    "south": "Details not available",
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  },
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  "title": "Boundaries of The Flat"
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    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciatedCostOfConstruction": "21775",
  "depreciatedBuildingRate": "2275"
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  "rate": "145070",
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  "squareMeterGuideLineRate": "159577.00",
  "squareFeetGuideLineRate": "14825.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "94",
  "rate": "14293.00",
  "squareFeetGuideLineRate": "14293.00",
  "squareMeterGuideLineRate": "153850.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MHADA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Stilt Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "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. Framed Structure"
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  "qualityOfConstruction": {
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"value": "Good",
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"materialUsedList": {
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
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"walls": {
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"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"maintenancelssues": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "16",
"flatFloorNo": "12",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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    "routeLng": "72.895660",
    "stationName": "Lokmanya Tilak",
    "routeDistance": "800 M",
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      "label": "Railway Station"
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  }
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  {
    "id": "e2uvft",
    "name": "e2uvft",
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routeMap_1727344118273_Image.png"
  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
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    "status": false
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  "floorsCompleted": "",
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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externallmg_1727333443890_WhatsApp_Image_20240926_at_121448.jpeg",
    "orientation": "portrait"
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"compositionImages": []
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    "max": "25834.00"
  },
  "builtUpRateRange": {
    "min": "17509.00",
    "max": "23485.00"
  }
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},
"saleableRateRange": {
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  "max": "0.00"
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    "status": true,
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    "ratePerUnit": "0.00",
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    "isEditable": true
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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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  "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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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"status": true,
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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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"type": "CASE",
"leadType": {
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  "value": "APPROXIMATE_LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "698.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66f14026ada7094de495838c",
"ownerName": "Mr. Dhruv Davar",
"ownerPhoneNo": "9967482858",
"appAddress": "flat no .1201 12 th floor A wing plot no 125 chembur Ranadeep chsl
Tilak Nagar chembur ",
"remark": "bankar Sujit Ratnakar sir ",
"documents": [
  {
    "documentType": {
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"label": "Index- II"
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"inputs": {
  "documentDate": "24/05/2019",
  "from": {
    "value": "Developers",
    "label": "Developers"
  },
  "Developers": "M/s. Westin Developers Private Limited",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mr. Dhruv Davar",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "7044 / 2019"
},
"isHardCopy": false,
"displayStatus": true,
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"fileName": "document_1727086612225_1727086602807_7dhruv_davar_chembur_Central_bank_chembur.pdf"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Mumbai_Housing_and_Area_Development_Board",
      "label": "Mumbai Housing and Area Development Board"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "EE / HKD / MB / 5674 / 2018"
  },
  "isHardCopy": false,
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    "fileName": "document_1727321644044_Consent_for_O_C.pdf"
  }
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"caseNumber": "011412",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "894582",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Sep 23 2024 15:47:10 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Dhruv Davar",
    "phone": "9967482858",
    "ownershipShare": "",
    "email": "",
    "id": "204604"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "measurementType": {
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      "label": "Square Feet"
    },
    "id": "622241",
    "name": "Living Room",
    "length": "21.00",
    "length1": "21",
    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "210.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "210.00"
  }
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  "length": "7.00",
  "length1": "7",
  "length2": "0",
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  "width1": "8",
  "width2": "0",
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  "images": [],
  "finalArea": "56.00",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "0",
  "width": "11.00",
  "width1": "11",
  "width2": "0",
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"extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "8.00",
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  "width2": "00",
  "totalArea": "56.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "56.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "8",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "0",
  "width": "7.00",
  "width1": "7",
  "width2": "0",
  "totalArea": "28.00",
  "images": [],
  "finalArea": "28.00",
  "extraAreas": []
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  "label": "Square Feet"
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"length1": "5",
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"width2": "0",
"totalArea": "30.00",
"images": [],
"finalArea": "30.00",
"extraAreas": []
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Passage",
  "length": "2.00",
  "length1": "2",
  "length2": "0",
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  "width1": "7",
  "width2": "0",
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  "images": [],
  "finalArea": "14.00",
  "extraAreas": []
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"externalReport": [],
"documentPerArea": [
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      "value": "60ae1246aa6d152c1801b2e4",
      "label": "Index- II"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
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  "id": "940153",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "698",
  "squareMeterArea": "64.85",
  "docFinalBuiltUp": "767.8",
  "docFinalBuiltUpSquareMeter": "71.335",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
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"images": [],
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  {
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      "area": "626.00",
      "squareMeterArea": "58.16",
      "expectedRate": "25559.11",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "688.60",
      "squareMeterArea": "63.97",
      "expectedRate": "23235.55",
      "percentage": "10"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
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    "property": "Residential Flat",
    "area": "626",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "https://www.99acres.com/",
    "expectedPrice": "16000000",
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"expectedRate": "25559.11",
"builtUpExpectedRate": "23235.55",
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"squareMeter": "58.16",
"id": "867796"
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"area": "600.00",
"squareMeterArea": "55.74",
"expectedRate": "25833.33",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "61.32",
"expectedRate": "23484.85",
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"expectedRate": "0.00",
"percentage": ""
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"area": "600",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "15500000",
"expectedRate": "25833.33",
"builtUpExpectedRate": "23484.85",
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"squareMeter": "55.74",
"id": "501229"
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"carpetArea": {
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"builtUpArea": {
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"squareMeterArea": "41.39",
"expectedRate": "17508.42",
"percentage": "10"
},
"saleableArea": {
"area": "",
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"label": "Retail"
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Chembur Ratandeeep Co-Op. Hsg. Soc. Ltd., Tilak Nagar, Village - Chembur, Taluka -
Kurla, District - Mumbai Suburban, Chembur (West), PIN - 400 089, State -
Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "60b7189d2ffdf65bcd65882b",
"contactPersonName": "Dhruv Davar ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "9967482858",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"roadFacing": false,
"mall": false
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"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Dining + 2 Toilet +
Passage",
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"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
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"finalCarpetArea": "654.00",
"finalSalableArea": "791.34",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "\nAll the above areas are within 6% of the Agreement for Sale
Area. The above calculations and detail measurements taken by us prove that the
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Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.",

"siteMeasurementRemark": "",

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}

Name	Length	Width	Total
Composition :			
Living Room	21'00"	10'00"	210.00
Dining	7'0"	8'0"	56.00
Bedroom	10'0"	11'0"	110.00
Bedroom	15'0"	10'0"	150.00
Kitchen	7'00"	8'00"	56.00
Toilet	4'0"	7'0"	28.00
Toilet	5'0"	6'0"	30.00
Passage	2'0"	7'0"	14.00
Other Composition :			