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{
  "typeOfReport": {
    "label": "Single Flat",
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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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": "prakash",
    "type": "CREDITOFFICER",
    "_id": "66e3d58e68360ec91e3460f3",
    "email": "racpc.sion@sbi.co.in",
    "lastName": "Bari",
    "mobileNo": "",
    "workMobileNo": "9021408126"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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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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"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": "",
  "fax": "",
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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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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"siteEngineer": {
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  "_id": "642bad2b91d7c62df117fef2",
  "role": "SITEENGINEER",
  "firstName": "Abhiraj",
  "email": "abhishekharijan@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8369839430",
  "designation": "",
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  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  "role": "MAKER",
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"checker": null,
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{
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
},
"location": {
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  "longitude": "73.85247494537161"
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    18.548031385135758
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    {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "country": {
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    "value": "Country - India",
    "label": false
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  "value": "",
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  "label": true
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  "value": "Haveli",
  "label": true
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  "key": "street1",
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  "value": "",
  "label": false
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  "value": "",
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "61",
  "label": true
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  "label": true
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  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
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  "label": true
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  "key": "suburb",
  "value": "",
  "label": false
}
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  "roof": {
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    "label": "R. C. C. Slab"
  },
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    "label": "Partly Vitrified / Partly Mosiac"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
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  }
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"populationGroupList": {
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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  "south": "Open Plot ",
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "south": "Marginal Space ",
    "west": "Lift / Passage"
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  "asPerDocument": {
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    "south": "Details not available ",
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  "taxies": {
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    "title": "Private Cars"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationPercentage": "40.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "1134",
  "depreciatedCostOfConstruction": "9866.00",
  "depreciatedBuildingRate": "1666"
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"igrRate": {
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  "rate": "104300",
  "landRate": "51460",
  "igrImage": "cases/66ff6a2e6d2a1871dd6ade88/igr_1728387262916_Image.png",
  "squareMeterGuideLineRate": "109515.00",
  "squareFeetGuideLineRate": "10174.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
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  "rate": "8718.00",
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"squareFeetGuideLineRate": "8718.00",
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "18,500/- Present rental income per month",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per local norms ",
  "tenantName": "Mr. Aryan Gill<br />Occupied Since - Last 4 Years ",
  "maintenanceOfFlat": "Normal "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
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    "label": "6\" Thk. Brick Masonery"
  },
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"label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
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},
"carParking": "Stilt Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1997",
  "fullDate": "1/1/1997"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
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"label": "Good"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
"maintenancelssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
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"label": "Stilt"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
}
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "33",
"ageOfBuilding": "27",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "603.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66ff6a2e6d2a1871dd6ade88/
routeMap_1728465129432_Image.png",
    "routeLat": "18.546472",
    "routeLng": "73.852833",
    "stationName": "Shivaji Nagar",
    "routeDistance": "2.9 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
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  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "v2l9k",
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    "name": "v2l9k",
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routeMap_1728464975260_Image.png"
  }
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},
"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "5949198.00",
  "distressValuePercentage": "80",
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  "bookValue": "0",
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
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"underConstruction": {
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  "rccPlinth": {
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    "status": false
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  "fullBuildingRcc": {
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  "internalPlastering": {
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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"liftInstallation": {
  "label": "Lift Installation",
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
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  "selectedBuildUpValue": "603.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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    }
  ]
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "status": false,
    "_id": "6704f1d6c691adb224f796be",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "6704f1d6c691adb224f796c5",
    "name":
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    "path": "cases/66ff6a2e6d2a1871dd6ade88/
externallmg_1728377302949_WhatsApp_Image_20241008_at_140134_1.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
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"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "11520.00",
    "max": "15334.00"
  },
  "builtUpRateRange": {
    "min": "9600.00",
    "max": "12778.00"
  },
  "saleableRateRange": {
    "min": "8000.00",
    "max": "10649.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
  },
  "kitchenArrangements": {
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    "quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
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  "status": true,
  "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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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
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"quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "603.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "PENDING",
"invoiceIds": [],
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"paymentIds": [],
"_id": "66ff6a2e6d2a1871dd6ade88",
"ownerName": "Mrs. Neelam Subhash Koske & Mr. Subhash Shankarrao Koske",
"ownerPhoneNo": "9930748293",
"appAddress": "Flat no. 501, 5th Floor, Kohinoor Estate, Shivajinagar Pune",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "24/09/2007",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. P.R. Mohanan Pillai",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Neelam Subhash Koske & Mr. Subhash Shankarrao Koske",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "8697 / 2007"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "283115",
    "path": "cases/66ff6a2e6d2a1871dd6ade88/document_1728014741121_1728014738958_Agreement_copy_Shaunak_Koske_Subhash_and_neelam_Koske.pdf",
    "fileName": "document_1728014741121_1728014738958_Agreement_copy_Shaunak_Koske_Subhash_and_neelam_Koske.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "24/10/1997",
      "remark": " issued by Pune Mahanagar Palika",

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    "number": {
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      "label": "No"
    },
    "No": "BCO / 6 / 08 / 507"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1728459592175_307439.pdf",
  "path": "cases/66ff6a2e6d2a1871dd6ade88/
document_1728459592175_307439.pdf",
  "id": "385261",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Oct 09 2024 13:09:52 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "011604",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "922417",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 04 2024 09:38:14 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Neelam Subhash Koske & Mr. Subhash Shankarrao Koske",
    "phone": "9930748293",
    "ownershipShare": "",
    "email": "",
    "id": "297616"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "472846",
    "name": "Living Room",
    "length": "17.33",
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"length1": "17",
"length2": "4",
"width": "9.92",
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"width2": "11",
"totalArea": "171.89",
"images": [],
"extraAreas": [],
"finalArea": "171.89"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "9.75",
  "length1": "9",
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  "width2": "00",
  "totalArea": "39.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.00"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "WC",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
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}
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "5.42",
  "length1": "5",
  "length2": "5",
  "width": "4.08",
  "width1": "4",
  "width2": "1",
  "totalArea": "22.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.12"
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    "label": "Square Feet"
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  "id": "4",
  "name": "Kitchen",
  "length": "10.33",
  "length1": "10",
  "length2": "4",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "92.14",
  "images": [],
  "extraAreas": [],
  "finalArea": "92.14"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.25",
  "length1": "10",
  "length2": "3",
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"width": "9.92",
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"width2": "11",
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      "label": "Square Feet"
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    "name": "Extra ",
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    "length": "4.42",
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    "width1": "8",
    "width2": "3",
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  }
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"finalArea": "138.09"
},
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "392178",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "603",
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    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
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"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"carpetArea": {
"area": "1025.00",
"squareMeterArea": "95.23",
"expectedRate": "11707.32",
"percentage": ""
},
"builtUpArea": {
"area": "1230.00",
"squareMeterArea": "114.27",
"expectedRate": "9756.10",
"percentage": "20"
},
"saleableArea": {
"area": "1476.00",
"squareMeterArea": "137.13",
"expectedRate": "8130.08",
"percentage": "20"
},
"printInReport": true,
"_id": "67051982c691adb224f7d476",
"property": "Flat",
"area": "1230",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "square_yards",
"expectedPrice": "12000000",
"expectedRate": "11707.32",
"builtUpExpectedRate": "12000000",
"image": "cases/66ff6a2e6d2a1871dd6ade88/
indicator_1728386908822_Image.png",
"squareMeter": "114.27",
"id": "987293"
},
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"carpetArea": {
"area": "868.06",
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"squareMeterArea": "80.65",
"expectedRate": "11519.94",
"percentage": ""
},
"builtUpArea": {
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  "squareMeterArea": "96.77",
  "expectedRate": "9599.97",
  "percentage": "20"
},
"saleableArea": {
  "area": "1250.00",
  "squareMeterArea": "116.13",
  "expectedRate": "8000.00",
  "percentage": "20"
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"printlnReport": true,
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"areaType": "Saleable",
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"source": "magic_bricks",
"expectedPrice": "10000000",
"expectedRate": "8000",
"builtUpExpectedRate": "9599.97",
"image": "cases/66ff6a2e6d2a1871dd6ade88/
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"squareMeter": "116.13",
"id": "176745"
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{
  "carpetArea": {
    "area": "1500.00",
    "squareMeterArea": "139.35",
    "expectedRate": "15333.33",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1800.00",
    "squareMeterArea": "167.23",
    "expectedRate": "12777.78",
    "percentage": "20"
  }
}
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},
"saleableArea": {
  "area": "2160.00",
  "squareMeterArea": "200.67",
  "expectedRate": "10648.15",
  "percentage": "20"
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"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "23000000",
"expectedRate": "15333.33",
"builtUpExpectedRate": "23000000",
"image": "cases/66ff6a2e6d2a1871dd6ade88/
indicator_1728387052188_Image.png",
"squareMeter": "167.23",
"id": "934925"
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{
  "carpetArea": {
    "area": "905.83",
    "squareMeterArea": "84.15",
    "expectedRate": "12585.14",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1087.00",
    "squareMeterArea": "100.99",
    "expectedRate": "10487.58",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1304.40",
    "squareMeterArea": "121.18",
    "expectedRate": "8739.65",
    "percentage": "20"
  },
  "printlnReport": true,
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"property": "Flat",
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"expectedRate": "12585.14",
"builtUpExpectedRate": "11400000",
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indicator_1728387097313_Image.png",
"squareMeter": "100.99",
"id": "631796"
}
],
"externallImages": [
{
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  "status": false,
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"updatedAt": "2024-10-09T09:16:44.783Z",
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Bhamburda, Taluka - Haveli, District - Pune, PIN - 411 003, State - Maharashtra,
Country - India",
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Name	Length	Width	Total
Composition :			
Living Room	17'4"	9'11"	171.89
Passage	9'9"	4'00"	39.00

WC	4'00"	3'00"	12.00
Bathroom	5'5"	4'1"	22.12
Kitchen	10'4"	8'11"	92.14
Bedroom	10'3"	9'11"	101.65
Other Composition :			