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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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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": "Rajesh ",
    "type": "CREDITOFFICER",
    "_id": "64cb46df0faf29427aca399a",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9975642826",
    "email": "cord2.racpcandheri@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 6042.154500000001,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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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": "000111",
  "type": "BRANCH",
  "name": "RACPC Andheri (East)",
  "email": "cord2.racpcandheri@sbi.co.in",
  "mobileNo": "02228389765/69",
  "alternateMobileNo": "",
  "address": "1st Floor, UTI Building, Plot No. 12, MIDC, Road No. 9, Behind Tunga
Paradise Hotel, Andheri (East), Mumbai - 400 093, State - Maharashtra, Country -
India.",
  "ledgerName": "STATE BANK OF INDIA - RACPC ANDHERI",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"staff": {
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"pickupPerson": {
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  "firstName": "Sunil",
  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
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  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
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"email": "prajakta@vastukala.org",
"lastName": "Patil",
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"designation": "",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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        "number": "IBBI/RV/07/2018/10366"
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  }
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        "value": "Chartered_Engineer",
        "label": "Chartered Engineer"
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      "_id": "60af80072ffdf65bcd658653",
      "number": "AM161706-3"
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        "label": "Registered Valuer"
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      "number": "IBBI/RV/07/2018/10366"
    }
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  "workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
}
]
},
"clientType": {
  "label": "BANK",
  "value": "BANK"
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"geo": {
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  "coordinates": [
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      "remark": "internal visit not allowed"
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    {
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      "dateTime": "2024-10-10",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-10-10",
      "remark": "MANUAL_IN_TASK"
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  "audioNotes": []
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    "value": "Maharashtra",
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  "country": {
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  "key": "village",
  "value": "Vile Parle East",
  "label": true
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  "key": "floorNo",
  "value": "6",
  "label": false
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"buildingNo": {
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  "key": "buildingNo",
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  "label": true
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  "value": "Mumbai Suburban District",
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  "value": "Mumbai",
  "label": false
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  "key": "tahsilNo",
  "value": "",
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  "label": true
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  "key": "plotNo",
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  "label": true
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  "key": "buildingName",
  "value": "",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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"wing": {
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  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "New Rehab Building Ambit Vista",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "2046, 2048 & 2049",
  "label": true
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  "key": "selectNo",
  "value": "607",
  "label": false
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  "key": "municipalityWardNo",
  "value": "H/E Ward",
  "label": true
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  "value": "",
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
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  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 400 055",
  "label": false
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  "key": "suburb",
  "value": "Santacruz (East)",
  "label": false
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"flatSpecifications": {
  "roof": {
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  },
  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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iring_with_Concealed.",
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"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": {

"ownership": {

"value": "Proposed_Purchaser_-_Joint_Ownership",

"label": "Proposed Purchaser - Joint Ownership"

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"populationClassList": {

"value": "MiddleClass",

"label": "Middle Class"

}

"populationGroupList": {

"value": "Urban",

"label": "Urban"

}

"townplanApprovedByList": {

"value": "Slum_Rehabilitation_Authority",

"label": "Slum Rehabilitation Authority"

}

"whetherCoveredUnderAnyState": {

"value": "No",

"label": "No"

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"asPerActualAgreement": {

"north": "Divine Grace CHSL",

"west": "Shri Krishna Hanuman Mandir & Yoga Institute",

"south": "Yoga Institute Road",

"east": "Sai Baba CHSL"

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"unitBoundaries": {

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"east": "Building Under Construction",

"south": "Building Under Construction",

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    "west": "Building Under Construction"
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    "east": "Flat No. 608",
    "south": "Marginal Space",
    "west": "Marginal Space"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"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 1 Bedroom + Living Room + Kitchen + 1 Toilet + 1 W.C.",
"dateOfIssusApprovePlan": "Copy of Approved Plan Document No. HE / MHADA & STGOVT / 0002 / 202011101 / AP / COM dated 03.10.2023 issued by Slum Rehabilitation Authority",
"approvePlanVerified": "N.A., as the building is under Construction",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of visit, \n1. Building photo of Rehab Building (Backside) was not possible to be taken. Therefore Photo of Sale Building (Front side) is taken. \n2. At the time of visit, Builder has not allowed for Internal site inspection, measurement and Photographs of the property. The details about the work progress status has been provided by -Sales Person - Ms. Gunjan Kumari (Contact No. 9920999969)",

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"depreciationPercentage": "",
"depreciationRatioOfBuilding": "",
"salvageValue": "",
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"igrRate": {
  "propertyName": "Residential",
  "rate": "215850",
  "landRate": "108770",
  "igrImage": "cases/6707978b6d5ad2b2230b786b/igr_1728632139188_Image.png",
  "squareMeterGuideLineRate": "226643.00",
  "squareFeetGuideLineRate": "21056.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "215850.00",
  "squareMeterGuideLineRate": "226643.00",
  "squareFeetGuideLineRate": "21056.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "25,000/- (Expected rental income per month after completion of construction works)",
  "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 SRA / MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
  "marketabilityList": {
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    "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"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Open Car Parking",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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"label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"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 Under Construction"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
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"visibleDamageInBuilding": {
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  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "15"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1728636303892_Image.png",
    "routeLat": "19.085111",
    "routeLng": "72.843944",
    "stationName": "Santacruz",
    "routeDistance": "350 Mt.",
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  "label": "Railway Station"
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  "type": "Point"
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  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
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    "id": "ewe64j",
    "name": "ewe64j",
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  }
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"valuation": {
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  "interiorDecorationsQty": "0",
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  "number": "2308598",
  "dayCount": "9",
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"rateVerify": {
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    "percentage": "5",
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    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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},
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  "floorsCompleted": "6",
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  "status": true
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  "percentage": "7.00",
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  "status": true
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  "isHideFloor": false,
  "status": true
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"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
>window": {
  "label": "Window",
  "floorsCompleted": "",
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"isHideFloor": false,
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  "floorsCompleted": "",
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  "status": true
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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externallmg_1728560968955_1728560962590_image_1.jpeg",
"orientation": "portrait"
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"path": "cases/6707978b6d5ad2b2230b786b/
externallmg_1728560953106_1728560936129_image_5.jpeg",
"orientation": "portrait"
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"path": "cases/6707978b6d5ad2b2230b786b/
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    "orientation": "portrait"
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    "path": "cases/6707978b6d5ad2b2230b786b/
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    "orientation": "portrait"
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externallmg_1728560968955_1728560962590_image_1.jpeg",
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    "path": "cases/6707978b6d5ad2b2230b786b/
externallmg_1728560950092_1728560936129_image_2.jpeg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "max": "35043.00"
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  "builtUpRateRange": {
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    "max": "31858.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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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  "estimatedValue": "0.00",
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  "quantity": "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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"PRINT": false,
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"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "321.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerName": "M/s. Ambit Builders & Developers",
"ownerPhoneNo": "9151777071",
"appAddress": "Flat no 607 6th floor Project in Ambit Vista Bldg Mangalmurti Prabhat
Colony Road 4 Santacruz East Mumbai 400055",
"remark": "internal visit not allowed",
"documents": [
  {
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      "label": "Draft Agreement",
      "value": "60ae124aaa6d152c1801b2f8"
    },
  },
  "inputs": {
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      "label": "Promoter"
    }
  },
}
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"Promoter": "M/s. Ambit Builders & Developers",
"to": {
  "value": "purchaser",
  "label": "purchaser"
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"purchaser": "Ms. Meghna Ramakant Agavane & Mrs. Anjali Ramakant Agavane"
},
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"fileName": "document_1728550593669_1728550591977_AGREEMENT_FOR_SA
LE_as_per_new_amenities_Anjali_Agavane_607.docx"
},
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "P51800052265"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "520083",
  "path": "cases/6707978b6d5ad2b2230b786b/
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  "fileName":
"document_1728550609136_1728550607830_VIIIRERA_Certificate.pdf"
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{
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    "label": "Approved Building Plan"
  },
  "inputs": {
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  "label": "Slum Rehabilitation Authority (SRA)"
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"number": {
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  "label": "Document No"
},
"Document_No": "HE / MHADA & STGOVT / 0002 / 202011101 / AP / COM dated
03.10.2023"
},
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"displayStatus": true,
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document_1728640968205_New_6th.pdf",
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"uploadedBy": "627221f4afd7d55eddeddc4",
"createdAt": "Fri Oct 11 2024 15:32:49 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "Slum Rehabilitation Authority (SRA)"
    },
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      "label": "Document No"
    },
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  },
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75_document_valuation_R.pdf",
  "path": "cases/6707978b6d5ad2b2230b786b/document_1728643088119_document
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  "uploadedBy": "60f915d3f3dd69653a592199",
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}
],
"caseNumber": "011720",
"createdBy": "60af6ae22ffdf65bcd65861d",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Oct 10 2024 14:29:55 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Ambit Builders & Developers",
    "phone": "9151777071",
    "ownershipShare": "",
    "email": "",
    "id": "132248"
  }
],
"proposePurchasers": [
  {
    "name": "Ms. Meghna Ramakant Agavane & Mrs. Anjali Ramakant Agavane"
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Draft Agreement",
      "value": "60ae124aaa6d152c1801b2f8"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "29.82",
    "totalAreaDocument": "321",
    "docBUILTUPPercentage": "10",
    "docFinalBUILTUP": "353.10",
    "docFinalBUILTUPSquareMeter": "32.80",
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"docSaleablePercentage": "",
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"docFinalSaleableSquareMeter": "0.00",
"id": "315991"
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"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "325.00",
"squareMeterArea": "30.19",
"expectedRate": "33846.15",
"percentage": ""
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"builtUpArea": {
"area": "357.50",
"squareMeterArea": "33.21",
"expectedRate": "30769.23",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
"_id": "6708d6776d5ad2b2230bf590",
"property": "Ambit Vista, Vile Parle East",
"area": "325",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Middle",
"source": "square_yards",
"expectedPrice": "11000000",
"expectedRate": "33846.15",
"builtUpExpectedRate": "30769.23",
"image": "cases/6707978b6d5ad2b2230b786b/
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"id": "277304"
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"carpetArea": {
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  "squareMeterArea": "65.22",
  "expectedRate": "35042.74",
  "percentage": ""
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"builtUpArea": {
  "area": "772.20",
  "squareMeterArea": "71.74",
  "expectedRate": "31857.03",
  "percentage": "10"
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"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "6708d6776d5ad2b2230bf591",
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"area": "702",
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"areaType": "Carpet",
"floor": "Higher",
"source": "https://www.99acres.com/",
"expectedPrice": "24600000",
"expectedRate": "35042.74",
"builtUpExpectedRate": "31857.03",
"image": "cases/6707978b6d5ad2b2230b786b/
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"squareMeter": "65.22",
"id": "451339"
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    "squareMeterArea": "68.01",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "74.81",
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    "percentage": "10"
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    "expectedRate": "0.00",
    "percentage": ""
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  "floor": "3",
  "source": "Index_no.2",
  "expectedPrice": "23450000",
  "expectedRate": "32035.52",
  "builtUpExpectedRate": "29123.20",
  "image": "cases/6707978b6d5ad2b2230b786b/
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  "squareMeter": "68.01",
  "id": "685455"
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  "carpetArea": {
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    "squareMeterArea": "93.18",
    "expectedRate": "30303.59",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "102.50",
    "expectedRate": "27548.72",
    "percentage": "10"
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  "saleableArea": {
    "area": "",
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    "expectedRate": "0.00",
    "percentage": ""
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}
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"printlnReport": true,
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "7",
  "source": "Index_no.2",
  "expectedPrice": "30394500",
  "expectedRate": "30303.59",
  "builtUpExpectedRate": "27548.72",
  "image": "cases/6707978b6d5ad2b2230b786b/
indicator_1728632091958_Image.png",
  "squareMeter": "93.18",
  "id": "513894"
}
],
"externalImages": [
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    "status": false,
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    "name": "externalImg_1728560963572_1728560962590_image_0.jpeg",
    "path": "cases/6707978b6d5ad2b2230b786b/
externalImg_1728560963572_1728560962590_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6707bf4bba5e64b24a32f198",
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    "path": "cases/6707978b6d5ad2b2230b786b/
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    "status": false,
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    "path": "cases/6707978b6d5ad2b2230b786b/
externalImg_1728560941752_1728560936129_image_0.jpeg",
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  }
]
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    },
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4, Village - Vile Parle East, Municipality Ward No. H/E Ward, Santacruz (East), Taluka -
Andheri, District - Mumbai Suburban District, Mumbai, PIN Code - 400 055, State -
Maharashtra, India",
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Other Composition :			