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{
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    "RVDSValues": false,
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b7f7"
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    "firstName": "Suhas",
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    "_id": "661918d753f88c65a60cc004",
    "lastName": "Varne",
    "mobileNo": "",
    "workMobileNo": "9220745730",
    "email": "suhas.varne@gmail.com"
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  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "2500"
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  "name": "Mumbai",
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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"
},
"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": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
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  "designation": "",
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  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  {
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
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  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "visitedDate": [
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      "dateTime": "2024-10-23T09:01:24.224Z",
      "remark": ""
    },
    {
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      "dateTime": "2024-10-23",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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  "label": "2 BHK"
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  "finalMeasurementType": "Sq. Ft.",
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    "label": false
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    "key": "village",
    "value": "Mulund East",
    "label": true
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    "label": true
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    "label": true
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  "label": true
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
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  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": false
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  "key": "municipalityWardNo",
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  "label": true
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": false
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"flatSpecifications": {
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    "value": "rcc_Slab"
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    "value": "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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  "value": "Proposed_Powder_coated_aluminium_sliding_windows"
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"fittings": {
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  "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Proposed_Electrical_w
iring_with_Concealed."
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"finishing": {
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  "value": "Proposed_Cement_Plastering"
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    "label": "Joint Ownership"
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    "value": "MiddleClass"
  },
  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "MCGM"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "east": "Sant Tukaram Road"
  },
  "asPerDocumentAgreement": {
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"east": "Details not available"
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    "east": "Building is under construction",
    "south": "Building is under construction",
    "west": "Building is under construction"
  },
  "asPerDocument": {
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    "east": "Passage, Lift & Flat No. 1501",
    "south": "Flat No. 1503",
    "west": "Marginal Space"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
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  },
  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Plan, the composition of Residential Flat will be 2 Bedrooms + Living / Dining + Kitchen + 2 Toilets.",
"dateOfIssusApprovePlan": "Copy of Approved Plan Document No. P-9160/2021/ (636)/T Ward/MULUND-E dated 23.11.2023 issued by Municipal Corporation of Greater Mumbai",
"approvePlanVerified": "N.A., as the building under construction",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "At the time of visit, Builder has not allowed for Internal site inspection,
measurement and Internal Photographs of the property. The details about the work
progress status has been provided by Sales Person - Mr. Girish Date (Contact No.
9867887733).",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Village - Mulund East",
  "rate": "133330",
  "landRate": "67520",
  "igrImage": "cases/67179243fd024a77248837ba/igr_1729754984134_Image.png",
  "squareMeterGuideLineRate": "146663.00",
  "squareFeetGuideLineRate": "13625.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "133330.00",
  "squareMeterGuideLineRate": "146663.00",
  "squareFeetGuideLineRate": "13625.00"
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    "value": "Ordinary"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  }
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"monthlyRent": "N.A.",
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"taxAmount": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "label": "Proposed Municipal Water Supply",
    "value": "Proposed_Municipal_Water_Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Along with One Stack Car Parking Space No. 53",
  "constructionWorkStatus": {
    "label": "Under Construction",
    "value": "InProgress"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  }
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"dateOfConstruction": {
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  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
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"planningArea": {
  "label": "Residential",
  "value": "Residential"
},
"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "label": "Building is under construction ",
  "value": "Building_is_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"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Building Under Construction",
  "value": "Building_Under_Construction"
},
}
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  "value": "Building_is_under_construction_"
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  "value": "Building_is_under_construction_"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "label": "Building Under Construction",
  "value": "Building_Under_Construction"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"groundStilt": {
  "label": "Stilt",
  "value": "stilt"
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "21",
"flatFloorNo": "15",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "548.90",
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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    "routeMapImg": "cases/67179243fd024a77248837ba/
routeMap_1729756129080_Image.png",
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    "routeLng": "72.956268",
    "stationName": "Mulund",
    "routeDistance": "290 Mt.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
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    "name": "74elp",
    "image": "cases/67179243fd024a77248837ba/
routeMap_1729756027069_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  }
},
"wardrobesRate": "0",
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"realizableValuePercentage": "90",
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  "status": true,
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  "number": "2308812",
  "dayCount": "28",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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"floorsCompleted": "Complete",
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"status": true
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  "floorsCompleted": "Complete",
  "percentage": "5",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "19",
  "percentage": "33.04347826086956",
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  "status": true
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  "isHideFloor": false,
  "status": true
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  "label": "External Brick Work",
  "floorsCompleted": "15",
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  "status": true
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  "floorsCompleted": "10",
  "percentage": "1.52",
  "isHideFloor": false,
  "status": true
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"door": {
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  "status": true
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"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "6",
  "percentage": "2.61",
  "isHideFloor": false,
  "status": true
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"internalPainting": {
  "label": "Internal Painting",
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  "percentage": "0.65",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "5",
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  "status": true
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  "status": true
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  "status": true
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  "floorsCompleted": "",
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  "status": true
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},
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  "selectedBuildUpValue": "548.90",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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externallmg_1729755707462_WhatsApp_Image_20241024_at_101558_AM_2.jpeg",
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      "status": false,
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    "orientation": "landscape"
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    "_id": "6719fa3c03856193623208ef",
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    "path": "cases/67179243fd024a77248837ba/
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    "orientation": "portrait"
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    "path": "cases/67179243fd024a77248837ba/
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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  },
  "builtUpRateRange": {
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    "max": "24470.00"
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  "saleableRateRange": {
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    "max": "0.00"
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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",
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    "status": true,
    "isEditable": 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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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "499.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Dhiraj Khimji Gada & Mrs. Bhavana Dhiraj Gada",
"ownerPhoneNo": "7021941072",
"appAddress": "Flat no. 1504, 15th Floor, Roopniketan ChS, Mulund East ",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "01/03/2024",
      "remark": " (5 Pages from document)",
      "from": {
        "value": "Developers",
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    "label": "Developers"
  },
  "Developers": "Shree Shringar Construction Pvt. Ltd.",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mr. Dhiraj Khimji Gada & Mrs. Bhavana Dhiraj Gada",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "4470/2024"
},
"isHardCopy": false,
"displayStatus": true,
"id": "540715",
"path": "cases/67179243fd024a77248837ba/
document_1729597979001_73288.pdf",
"fileName": "document_1729597979001_73288.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "23/06/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "P51800051469"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1729757835710_rera.pdf",
  "path": "cases/67179243fd024a77248837ba/document_1729757835710_rera.pdf",
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu Oct 24 2024 08:17:16 GMT+0000 (Coordinated Universal Time)"
},
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{
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "04/12/2023",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "P - 9160 / 2021 / (636) / T Ward / MULUND - E / FCC / 1 /
Amend"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/67179243fd024a77248837ba/document_1729757974410_cc.pdf",
  "id": "398457",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu Oct 24 2024 08:19:34 GMT+0000 (Coordinated Universal Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "P-9160/2021/(636)/T Ward/MULUND-E dated 23.11.2023 "
  },
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  "displayStatus": true,
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  "path": "cases/67179243fd024a77248837ba/document_1729758044398_Plan.pdf",
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}
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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"id": "272949",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Tue Oct 22 2024 11:53:39 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Mr. Dhiraj Khimji Gada & Mrs. Bhavana Dhiraj Gada",
"phone": "7021941072",
"ownershipShare": "",
"email": "",
"id": "983451"
}
],
"proposePurchasers": [],
"siteInspection": [
{
"areaType": {
"label": "Carpet",
"value": "Carpet"
},
"providedBy": {
"label": "Owner",
"value": "Owner"
},
"_id": "6718bb01fd14bf9350aa4247",
"area": "499",
"providedByName": "Dhiraj Khimji Gada Bhavana Dhiraj Gada",
"providedByContactNo": "7021941072"
}
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"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
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"typeOfDocument": {
  "label": " Agreement",
  "value": "652d16a0316e1359cebd3c15"
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  "value": "Square_Feet",
  "label": "Square Feet"
},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "46.36",
"totalAreaDocument": "499",
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"docFinalBuiltpUp": "548.90",
"docFinalBuiltpUpSquareMeter": "50.99",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "909638"
}
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"images": [],
"indicatorArr": [
{
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    "squareMeterArea": "34.93",
    "expectedRate": "24000.00",
    "percentage": ""
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  "builtUpArea": {
    "area": "413.60",
    "squareMeterArea": "38.42",
    "expectedRate": "21818.18",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "_id": "6719f780fd14bf9350ab2591",
  "property": "Flat",
  "area": "376",
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"saleablePercentage": "0",
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"floor": "",
"source": "Housing.Com",
"expectedPrice": "9024000",
"expectedRate": "24000.00",
"builtUpExpectedRate": "21818.18",
"image": "cases/67179243fd024a77248837ba/
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"squareMeter": "34.93",
"id": "945311"
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{
  "carpetArea": {
    "area": "561.00",
    "squareMeterArea": "52.12",
    "expectedRate": "26916.22",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "617.10",
    "squareMeterArea": "57.33",
    "expectedRate": "24469.29",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "areaType": "Carpet",
  "floor": "",
  "source": "square_yards",
  "expectedPrice": "15100000",
  "expectedRate": "26916.22",
  "builtUpExpectedRate": "24469.29",
  "image": "cases/67179243fd024a77248837ba/
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"squareMeter": "52.12",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "50.99",
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    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "9000000",
  "expectedRate": "18036.07",
  "builtUpExpectedRate": "16396.43",
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  "id": "901153"
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{
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    "area": "450.00",
    "squareMeterArea": "41.81",
    "expectedRate": "24444.44",
    "percentage": ""
  },
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    },
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      "area": "495.00",
      "squareMeterArea": "45.99",
      "expectedRate": "22222.22",
      "percentage": "10"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
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    "property": "Flat",
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    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "sale_Instance",
    "areaType": "Carpet",
    "floor": "",
    "source": "Index_no.2",
    "expectedPrice": "11000000",
    "expectedRate": "24444.44",
    "builtUpExpectedRate": "22222.22",
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    "squareMeter": "41.81",
    "id": "483363"
  }
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    "status": false,
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"externalImg_1729755706866_WhatsApp_Image_20241024_at_101555_AM_1.jpeg",
    "path": "cases/67179243fd024a77248837ba/
externalImg_1729755706866_WhatsApp_Image_20241024_at_101555_AM_1.jpeg",
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  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6719fa3c03856193623208ed",
    "name":
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    "path": "cases/67179243fd024a77248837ba/
externallmg_1729755707113_WhatsApp_Image_20241024_at_101557_AM_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6719fa3c03856193623208ee",
    "name":
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    "path": "cases/67179243fd024a77248837ba/
externallmg_1729755707228_WhatsApp_Image_20241024_at_101557_AM.jpeg",
    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
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- Ward, Mulund (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai,
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Composition :			

Other
Composition :
