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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "reportInformation": {
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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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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Rohan ",
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@sbi.co.in"
  },
  "fees": {
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    "expectedFees": null,
    "quotedAmount": "2500"
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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",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
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  "mobileNo": "02225046265",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
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  "shortName": "DJ",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
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"mobileNo": "9769797568",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    ]
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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  }
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      "label": "Chartered Engineer"
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    "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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  "label": true
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  "key": "plotNo",
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  "label": true
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  "key": "buildingName",
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  "label": false
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  "value": "C",
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  "label": true
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  "key": "selectNo",
  "value": "204",
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  "key": "municipalityWardNo",
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  "label": false
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  "key": "SRO",
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  "key": "policeStation",
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  "key": "postalCode",
  "value": "PIN Code - 400 060",
  "label": false
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  "key": "suburb",
  "value": "Jogeshwari (East)",
  "label": false
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"flatSpecifications": {
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  "flooring": {
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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": {
    "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Proposed_Electrical_wiring_with_Concealed.",
    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
  }
}
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"finishing": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "Slum_Rehabilitation_Authority",
    "label": "Slum Rehabilitation Authority"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Internal Road & Vrundavan Morwala CHSL.",
    "west": "Jain Temple",
    "south": "Tower B",
    "east": "Under Construction Building"
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  "asPerDocumentAgreement": {
    "north": "CTS No. 156C, 156A & 154",
    "west": "CTS No. 192, Digambar Mhaskar Marg, CTS No. 156C",
    "south": "CTS No. 159, 157/56 & 152A",
    "east": "CTS No. 192 Existing Road, Majas Road"
  },
  "unitBoundaries": {
    "asPerActual": {
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      "east": "Building is under construction",
      "south": "Building is under construction",
      "west": "Building is under construction"
    }
  },
}
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"asPerDocument": {
  "north": "Marginal Space",
  "east": "Staircase & Flat No. 201",
  "south": "Lift & Flat No.203",
  "west": "Wing - B"
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"isDisplay": false,
"title": "Boundaries of The Flat"
},
"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 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Document No.KE / PVT / 0103 / 20050609 / C - 3 Dated 21.12.2022 issued by Slum Rehabilitation Authority",
"approvePlanVerified": "N.A., as the building is under construction",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At the time of visit, Builder has not allowed for Internal site inspection and Internal Photographs of the property. The details about the work progress status has been provided by Sales Person - Mr. Harsh Gupta (Contact No. 8828845332).",
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"depreciationPercentage": "",
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"salvageValue": "",
"depreciatedCostOfConstruction": "",
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  "rate": "136260",
  "landRate": "63110",
  "igrImage": "cases/67284a62cd31a73301177812/igr_1730884136840_Image.png",
  "squareMeterGuideLineRate": "136260.00",
  "squareFeetGuideLineRate": "12659.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "136260.00",
  "squareMeterGuideLineRate": "136260.00",
  "squareFeetGuideLineRate": "12659.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "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": "45,000/- (Expected rental income per month after completion\n\nof construction works)\n",
  "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": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "Proposed_R.C.C._Slab",
    "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 Along with 01 Stack in the Ground Car Parking system",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2025",
    "fullDate": "1/1/2025"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
    "value": "Proposed_R.C.C._Framed_Structure",
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"label": "Proposed R.C.C Framed Structure"
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  "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"
},
"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
}
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  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "664.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1730892702836_Image.png",
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    "routeLng": "72.859018",
    "stationName": "Jogeshwari",
    "routeDistance": "1 Km.",
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  "label": "Metro Station"
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  ],
  "type": "Point"
},
"showLocation": {
  "latlng": false,
  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "hmiuoj",
    "name": "hmiuoj",
    "image": "cases/67284a62cd31a73301177812/
routeMap_1730892583348_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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  "interiorDecorationsQty": "0",
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"totalinteriorDecorationsRate": "0",
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"extraCollapsibleGatesQty": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalothersRate": "1000000",
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"distressValuePercentage": "80",
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  "number": "2308939",
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  "generatedBy": "60f915d3f3dd69653a592199"
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  }
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  "status": true
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"isHideFloor": false,
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  "status": true
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "status": true
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    "status": true
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67284a62cd31a73301177812/
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    "orientation": "portrait"
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    "path": "cases/67284a62cd31a73301177812/
externallmg_1730875153492_WhatsApp_Image_20241106_at_103137_AM_1.jpeg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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  "builtUpRateRange": {
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    "max": "25545.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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"quantity": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "",
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  "MAKER": false,
  "CHECKER": false,
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"COMPLETED": false
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
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"_id": "67284a62cd31a73301177812",
"ownerName": "Mr. Girishchand Chandramani Pandey ",
"ownerPhoneNo": "7977120129",
"appAddress": "Flat no. 204, 2nd Floor, Wing - C, Avant Heritage, Jogeshwari East",
"remark": "",
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "25/10/2024",
      "from": {
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        "label": "Promoter"
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      "Promoter": "Avant Heritage - III Realty Private Limited ",
      "to": {
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    "value": "Allottee",
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  "Allottee": "Mr. Girishchand Chandramani Pandey",
  "number": {
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    "label": "Document No"
  },
  "Document_No": "18992/2024"
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document_1730698400979_C__204_Girish_Pandey_Scan_Agreement.pdf",
"fileName":
"document_1730698400979_C__204_Girish_Pandey_Scan_Agreement.pdf"
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{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "P51800029940"
  },
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  "displayStatus": true,
  "fileName": "document_1730887316633_rera.pdf",
  "path": "cases/67284a62cd31a73301177812/document_1730887316633_rera.pdf",
  "id": "487880",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Wed Nov 06 2024 10:01:58 GMT+0000 (Coordinated Universal Time)"
},
{
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"label": "Commencement Certificate"
},
"inputs": {
  "documentDate": "27/06/2022",
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    "label": "Slum Rehabilitation Authority (SRA)"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "KE / PVT / 0103 / 20050609 / AP / C - 3"
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      "label": "Slum Rehabilitation Authority (SRA)"
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    "number": {
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      "label": "Document No"
    },
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  },
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  "displayStatus": true,
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 04 2024 04:15:30 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Girishchand Chandramani Pandey ",
    "phone": "7977120129",
    "ownershipShare": "",
    "email": "",
    "id": "894712"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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  {
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      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
    },
    "id": "791570",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "604",
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    "docFinalBuiltUp": "664.4",
    "docFinalBuiltUpSquareMeter": "61.721000000000004",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
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"docFinalSaleableSquareMeter": "0"
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],
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    "expectedRate": "28099.17",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "61.83",
    "expectedRate": "25544.70",
    "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",
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  "expectedPrice": "17000000",
  "expectedRate": "28099.17",
  "builtUpExpectedRate": "25544.70",
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  "id": "882707"
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    "squareMeterArea": "36.79",
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    "expectedRate": "25000.00",
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  },
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    "percentage": "10"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "4",
  "source": "https://www.99acres.com/",
  "expectedPrice": "9900000",
  "expectedRate": "25000.00",
  "builtUpExpectedRate": "22727.27",
  "image": "cases/67284a62cd31a73301177812/
indicator_1730883823155_Image.png",
  "squareMeter": "36.79",
  "id": "709013"
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{
  "carpetArea": {
    "area": "639.00",
    "squareMeterArea": "59.37",
    "expectedRate": "24764.95",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "65.30",
    "expectedRate": "22513.59",
    "percentage": "10"
  },
}
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"areaType": "Carpet",
"floor": "12",
"source": "Index_no.2",
"expectedPrice": "15824800",
"expectedRate": "24764.95",
"builtUpExpectedRate": "22513.59",
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"id": "105689"
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{
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    "squareMeterArea": "52.68",
    "expectedRate": "20553.24",
    "percentage": ""
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    "squareMeterArea": "57.94",
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    "percentage": "10"
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"expectedRate": "20553.24",
"builtUpExpectedRate": "18684.76",
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"id": "544316"
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externallmg_1730875153492_WhatsApp_Image_20241106_at_103137_AM_1.jpeg",
"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
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"path": "cases/67284a62cd31a73301177812/
externallmg_1730875153508_WhatsApp_Image_20241106_at_103137_AM.jpeg",
"orientation": "portrait"
},
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"orientation": "portrait"
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      "orientation": "portrait"
    },
    {
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      "status": false,
      "_id": "672b0f1145571f5021708210",
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Jogeshwari (East), Taluka - Andheri, District - Mumbai Suburban District, Mumbai, PIN
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Name

Length

Width

Total

Composition :

Other

Composition :
