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{
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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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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b800"
    },
    "firstName": "Krushna ",
    "type": "CREDITOFFICER",
    "_id": "65ba192e6635d840ef56c043",
    "lastName": "Dhanvij",
    "mobileNo": "",
    "workMobileNo": "8600786009",
    "email": "sbi.15521@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 2690,
    "quotedAmount": ""
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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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b800",
  "branchCode": "000073",
  "type": "BRANCH",
  "name": "SME Credit Centre Borivali (West)",
  "email": "sbi.15781@sbi.co.in",
  "mobileNo": "022-28954966",
  "alternateMobileNo": "",
  "address": "SME Centre Borivali (15521) 101, 1st floor,
Landmark Building, S. V. Road, Near Petrol Pump, Borivali (West), Mumbai – 400 092,
State - Maharashtra, Country - India.\r\n\r\n\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA-SMECCC BORIVALI",
  "fax": "022-28909092",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {
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  "role": "PICKUPPERSON",
  "firstName": "Sunil",
  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60af6ae22ffdf65bcd65861d\\
\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
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"siteEngineer": {
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  "_id": "63fc575ece84bf289ba9e82d",
  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
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  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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        "label": "Registered Valuer"
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "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": "AM161706-3"
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    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.82578072130158"
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    19.211865923707517
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"siteVisit": {
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  ],
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    {
      "status": "COMPLETED",
      "dateTime": "2024-11-11",
      "remark": "MANUAL_IN_TASK"
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  ]
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"marketAnalysisAndRemark": {
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  "underConstruction": false
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"address": {
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    "label": true
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  "country": {
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    "name": "Country",
    "key": "country",
    "value": "Country - India",
    "label": false
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  "village": {
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    "key": "village",
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    "label": true
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  "key": "district",
  "value": "Mumbai Suburban ",
  "label": true
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"city": {
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  "key": "city",
  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Borivali",
  "label": true
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"plotNo": {
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"key": "plotNo",
"value": "604, RSC - 54, Sector 6",
"label": true
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"buildingName": {
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  "key": "buildingName",
  "value": "Charkop (1) Good People Co-Op. Hsg. Soc. Ltd.",
  "label": false
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "",
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "label": true
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  "value": "",
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"value": "A-21",
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  "label": false
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  "key": "mouza",
  "value": "",
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "suburb",
  "value": "Kandivali (West)",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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    "label": "Sole Ownership"
  },
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"populationClassList": {
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "MHADA"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "MHADA Society ",
  "west": "Jupiter CHSL",
  "south": "RSC Road No. 34",
  "east": "Ground "
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Open to Sky",
    "south": "Room No. A-22",
    "west": "Compound "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
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  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "The property is a Residential Room Located On Ground +
1st Floor. The Ground Floor Consist Living Room + Kitchen + 1 Toilet + Staircase &
First Floor consist 2 Bedrooms + 1 Toilet. ",
"dateOfIssusApprovePlan": "The property is constructed by MHADA, hence MHADA
itself is an issuing authority.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "Construction permission for the 1st Floor is not provided hence not
considered for the purpose of valuation. We have considered the area as per the
documents for the purpose of valuation.",
  "depreciationPercentage": "54",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "20288",
  "depreciatedBuildingRate": "1288"
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"igrRate": {
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  "rate": "133460",
  "landRate": "57970",
  "igrImage": "cases/672c97492876c84ff19492da/igr_1731565300249_Image.png",

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"squareMeterGuideLineRate": "133460.00",
"squareFeetGuideLineRate": "12399.00"
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"igrFinalRate": {
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  "rate": "9874.00",
  "squareFeetGuideLineRate": "9874.00",
  "squareMeterGuideLineRate": "106284.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "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 MHADA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  }
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},
"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
  "value": "MuncipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1988",
  "fullDate": "1/1/1988"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
  "value": "Good",
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"label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "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": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
}
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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": "24",
"ageOfBuilding": "36",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "1",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "33"
},
"finalPlinthArea": {
  "area": "269.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Title Search Report"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/672c97492876c84ff19492da/
routeMap_1731570596586_Image.png",
    "routeLat": "19.217194",
    "routeLng": "72.834333",
    "stationName": "Kandivali",
    "routeDistance": "850 Mtrs.",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
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"showLocation": {
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  "finallatlng": false
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"locationMapImg": [
  {
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    "name": "c3szsu",
    "image": "cases/672c97492876c84ff19492da/
routeMap_1731570500700_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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    "status": true
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    "status": false
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  "status": false
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  "status": false
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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}
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  "societyNameBoardImage": [],
  "compositionImages": []
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"indicatorRange": {
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    "max": "28996.00"
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  "builtUpRateRange": {
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    "max": "24164.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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  "isEditable": true
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  "status": true,
  "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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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"ownerName": "Mrs. Ashwini Anil Chipkar",
"ownerPhoneNo": "7710980954",
"appAddress": "Room no A-21 Charkop (1) Good People Co-op HSG Soc Ltd Plot no
604 R.S.C 54 Sector 6 Charkop Kandivali West Mumbai 400067",
"remark": "Valution report 1 Company Neam - Shree Samrath Enterprises Neam
chahiye ",
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    "inputs": {
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      "remark": " issued by MHADA"
    },
    "isHardCopy": false,
    "displayStatus": false,
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      "label": "Society Share Certificate"
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    "inputs": {
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"remark": " issued by Charkop (1) Good People Co-Op. Hsg. Soc. Ltd",
"to": {
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  "label": "Purchaser"
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"Purchaser": "Mrs. Ashwini Anil Chipkar",
"number": {
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  "label": "No"
},
"No": "40"
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    "label": "Title Search Report"
  },
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Dr. Naveen Kumar Poojary (Advocate in High Court)"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "uploadedBy": "62fe044a48a26047e6552796",
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"caseNumber": "012221",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 07 2024 10:32:41 GMT+0000 (Coordinated Universal Time)"
  }
]
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}
],
"owners": [
  {
    "name": "Mrs. Ashwini Anil Chipkar",
    "phone": "7710980954",
    "ownershipShare": "",
    "email": "",
    "id": "160792"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
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    "name": "Bedroom",
    "length": "30.75",
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    "width": "9.58",
    "width1": "9",
    "width2": "7",
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    "images": [],
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    "finalArea": "294.69"
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      "label": "Square Feet"
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    "name": "Bedroom",
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    "width1": "9",
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"value": "Square_Feet",
"label": "Square Feet"
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"docBuiltupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
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"expectedRate": "28800.00",
"percentage": ""
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"builtUpArea": {
"area": "300.00",
"squareMeterArea": "27.87",
"expectedRate": "24000.00",
"percentage": "20"
},
"saleableArea": {
"area": "",
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"percentage": ""
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"property": "Room",
"area": "250",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "7200000",
"expectedRate": "28800.00",
"builtUpExpectedRate": "24000.00",
"image": "cases/672c97492876c84ff19492da/
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"squareMeter": "23.23",
"id": "144505"
},
{
"carpetArea": {
"area": "224.17",
"squareMeterArea": "20.83",
"expectedRate": "28995.85",
"percentage": ""
},
"builtUpArea": {
"area": "269.00",
"squareMeterArea": "24.99",
"expectedRate": "24163.57",
"percentage": "20"
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"saleableArea": {
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"squareMeterArea": "0.00",
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"expectedRate": "28995.85",
"builtUpExpectedRate": "6500000",
"image": "cases/672c97492876c84ff19492da/
indicator_1731563219147_Image.png",
"squareMeter": "24.99",
"id": "805015"
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    "squareMeterArea": "20.83",
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  "builtUpArea": {
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    "squareMeterArea": "24.99",
    "expectedRate": "18401.49",
    "percentage": "20"
  },
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    "expectedRate": "0.00",
    "percentage": ""
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  "_id": "6735972ef980ff39bd1c8be8",
  "property": "Room",
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  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "4950000",
  "expectedRate": "22081.46",
  "builtUpExpectedRate": "4950000",
  "image": "cases/672c97492876c84ff19492da/
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    "path": "cases/672c97492876c84ff19492da/
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  {

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    "path": "cases/672c97492876c84ff19492da/
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    "orientation": "portrait"
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| Name | Length | Width | Total |
|---------------|---------------|--------------|--------------|
| Composition : | | | |
| Bedroom | 30'9" | 9'7" | 294.69 |
| Bedroom | 30'11" | 9'6" | 293.71 |

Other
Composition :
