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{
  "typeOfReport": {
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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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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6416a84b96b58848585e6998"
    },
    "firstName": "JITENDRA",
    "type": "CREDITOFFICER",
    "_id": "66f1138fada7094de4952f47",
    "email": "brmgr306@mahabank.co.in",
    "lastName": "SINGH",
    "mobileNo": "",
    "workMobileNo": "7987794428"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "12500000",
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    "expectedFees": 6250,
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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": "Bank Of Maharashtra",
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  "initial": "BOM",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Borivali East Branch\t",
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  "email": "bom306@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
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  "address": "Sun & Moon CHSL, Bldg No 12,Rajendta Nagar , Dattapada Road,
Borivali (East), Mumbai 400066\n"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
"profilePhoto": "users/659ccce98f39506e83489828/
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"siteEngineer": {
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"_id": "66850df5d9f18310ed2e5d98",
"role": "SITEENGINEER",
"firstName": "Krishna",
"email": "krishnagawade9@gmail.com",
"lastName": "Gawde",
"mobileNo": "9821646373",
"designation": "Site Engg",
"shortName": "Krishna",
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"rateVerifier": {
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"role": "FRONTDESK",
"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
"workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"firstName": "Jayaraja",
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          "label": "Registered Valuer"
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      "role": "VALUER",
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      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.840664"
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      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
  "value": "2BHK",
  "label": "2 BHK"
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"externalReportDetails": {
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  "underConstruction": false
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  "label": true
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  "value": "Borivali",
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  "label": false
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  "value": "Link Road",
  "label": false
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "B",
  "label": true
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "22",
  "label": true
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  "label": true
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  "label": false
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  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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"label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering + POP Finish"
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"label": "Middle Class"
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Krishna Row House",
  "west": "Riddhi Siddhi CHSL",
  "south": "Ashtavinayak Road",
  "east": "New Link Road"
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"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Flat No. 102",
    "south": "Flat No. 104",
    "west": "Staircase"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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  "isDisplay": true,
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  }
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"taxies": {
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"auto": {
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"privateCars": {
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.\n\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciatedCostOfConstruction": "26562.5",
  "depreciatedBuildingRate": "1562.5"
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  "rate": "131450",
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  "squareMeterGuideLineRate": "138023.00",
  "squareFeetGuideLineRate": "12823.00"
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"igrFinalRate": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Seller Occupied"
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  "monthlyRent": "N.A.",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
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"carParking": "Open Parking Space",
"constructionWorkStatus": {
"value": "Completed",
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
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"year": "1999",
"fullDate": "1/1/1999"
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"planningArea": {
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"typeOfStructure": {
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"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"label": "Good"
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"materialUsedList": {
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"label": "Information Not Available"
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
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"structuralSafety": {
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
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    "label": "As per agreement"
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  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "35",
  "ageOfBuilding": "25",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "7",
  "flatFloorNo": "5",
  "noOfLifts": "1",
  "noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "540.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6731da758bff323fccc86e1d/
routeMap_1731657025456_Image.png",
    "routeLat": "19.227743",
    "routeLng": "72.840607",
    "stationName": "Borivali",
    "routeDistance": "2 km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
},
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  "finallatLng": false
},
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    "id": "ossjxa",
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    "image": "cases/6731da758bff323fccc86e1d/
routeMap_1731656621394_Image.png"
  }
]
},
"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "totalothersRate": "0",
  "finaltotal": "11953350.00",
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"outward": {
  "status": false,
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
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  "selectedBuildUpValue": "540.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "status": false,
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  ]
}
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mage_20241113_at_170230.jpeg",
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mg_1731499281375_WhatsApp_Image_20241113_at_170230.jpeg",
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    "path": "cases/6731da758bff323fcc86e1d/externallmg_1731656314796_externall
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    "orientation": "portrait"
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  {
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    "_id": "6736fa8ed1078a4ea7f5482a",
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    "orientation": "portrait"
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    "path": "cases/6731da758bff323fcc86e1d/externallmg_1731656303280_externallmg_1731499264071_WhatsApp_Image_20241113_at_170239_1.jpeg",
    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/6731da758bff323fcc86e1d/externallmg_1731656350902_externallmg_1731499281407_WhatsApp_Image_20241113_at_170234.jpeg",
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    "name": "Living Room",
    "path": "cases/6731da758bff323fcc86e1d/externallmg_1731656350961_externallmg_1731499281458_WhatsApp_Image_20241113_at_170236.jpeg",
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  "orientation": "portrait"
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  "status": false,
  "_id": "6736fa9fe077c54e5322cd62",
  "name": "Living Room",
  "path": "cases/6731da758bff323fcc86e1d/externallmg_1731656350975_externallmg_1731499281463_WhatsApp_Image_20241113_at_170237_1.jpeg",
  "orientation": "portrait"
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  "_id": "6736fa9fe077c54e5322cd68",
  "name": "Living Room",
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  "orientation": "portrait"
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"indicatorRange": {
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    "max": "30290.00"
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  "builtUpRateRange": {
    "min": "21297.00",
    "max": "25241.00"
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  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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"status": true,
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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",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
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"ratePerUnit": "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",
  "estimatedValue": "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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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
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  "PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Rejendra Mohan Salvi ",
"ownerPhoneNo": "9819725691",
"appAddress": "FLAT NO 501 B WING PRATHAMESH HORIZON CHS LTD NEW
MHB COLONY LINK ROAD BORIVALI WEST MUMBAI 400091",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "05/11/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Omprakash B. Prajapati & Mrs. Neelima Omprakash Prajapati",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      }
    }
  }
]
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    },
    "Transferee": "Mr. Rejendra Mohan Salvi & Mrs. Swapnali Rajendra Salvi",
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      "label": "Registration No"
    },
    "Registration_No": "21740-2024"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "fileName": "document_1731320372757_1731320370653_Salvi_agreement.pdf"
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{
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  },
  "inputs": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CHE/A-0736/BP(WS)/AR"
  },
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  "fileName": "document_1731661168627_OC.pdf"
}
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"caseNumber": "012287",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "258467",
    "title": "Create Lead",
    "description": "Create Lead",
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"datetime": "Mon Nov 11 2024 10:20:37 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Mr. Rejendra Mohan Salvi ",
"phone": "9819725691",
"ownershipShare": "",
"email": "",
"id": "535156"
},
{
"name": "Mrs. Swapnali Rajendra Salvi",
"phone": "",
"email": "",
"ownershipShare": "",
"id": "208670"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"label": "Square Feet"
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"id": "514846",
"name": "Living Room",
"length": "16.42",
"length1": "16",
"length2": "5",
"width": "9.92",
"width1": "9",
"width2": "11",
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"images": [],
"extraAreas": [],
"finalArea": "162.80"
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"width2": "1",
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"images": [],
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"extraAreas": []
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    "label": "Square Feet"
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  "name": "WC",
  "length": "6.83",
  "length1": "6",
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  "width2": "4",
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  "finalArea": "22.78",
  "extraAreas": []
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  "length": "6.83",
  "length1": "6",
  "length2": "10",
  "width": "3.83",
  "width1": "3",
  "width2": "10",
  "totalArea": "26.19",
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "7.50",
  "length1": "7",
  "length2": "6",
  "width": "6.75",
  "width1": "6",
  "width2": "9",
  "totalArea": "50.62",
  "images": [],
  "finalArea": "50.62",
  "extraAreas": []
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{
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    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "7.00",
  "width1": "7",
  "width2": "0",
  "totalArea": "50.75",
  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Bedroom",
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"otherComposition": [],
"externalReport": [],
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  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
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    "label": "Square Feet"
  },
  "id": "609807",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "450",
  "squareMeterArea": "41.81",
  "docFinalBuiltUp": "540",
  "docFinalBuiltUpSquareMeter": "50.172000000000004",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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    "squareMeterArea": "83.61",
    "expectedRate": "30000.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1080.00",
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"squareMeterArea": "100.34",
"expectedRate": "25000.00",
"percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
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"property": "Residential Flat",
"area": "900",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "square_yards",
"expectedPrice": "27000000",
"expectedRate": "30000.00",
"builtUpExpectedRate": "25000.00",
"image": "cases/6731da758bff323fccc86e1d/indicator_1731655436613_Image.png",
"squareMeter": "83.61",
"id": "965609"
},
{
  "carpetArea": {
    "area": "657.00",
    "squareMeterArea": "61.04",
    "expectedRate": "30289.19",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "788.40",
    "squareMeterArea": "73.24",
    "expectedRate": "25240.99",
    "percentage": "20"
  },
  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
  },
}
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"expectedPrice": "19900000",
"expectedRate": "30289.19",
"builtUpExpectedRate": "25240.99",
"image": "cases/6731da758bff323fccc86e1d/indicator_1731655469898_Image.png",
"squareMeter": "61.04",
"id": "794258"
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{
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    "squareMeterArea": "41.81",
    "expectedRate": "25555.56",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "540.00",
    "squareMeterArea": "50.17",
    "expectedRate": "21296.30",
    "percentage": ""
  },
  "saleableArea": {
    "area": "0",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "property": "Residential Flat",
  "area": "540",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
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    "expectedPrice": "11500000",
    "expectedRate": "25555.56",
    "builtUpExpectedRate": "11500000",
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    "squareMeter": "50.17",
    "id": "412349"
  }
],
"externallImages": [
  {
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    "status": false,
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    "name":
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 450.00",
"flatRate": "27500",
"landOtherRate": "25000",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  }
},
"roadFacing": false,
"mall": false
```

```

    },
    "briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + WC +
    Bathroom",
    "carpetTotal": "475.14",
    "otherCarpetTotal": "0.00",
    "builtupPercentage": "10",
    "finalBuiltupArea": "522.65",
    "finalCarpetArea": "475.14",
    "finalSalableArea": "522.65",
    "salablePercentage": "0",
    "toBeAdded": "",
    "extendOfSiteRemark": "",
    "siteMeasurementRemark": "",
    "finalSaleablePercentage": "0",
    "reportGeneratedDate": "Fri Nov 15 2024 07:32:51 GMT+0000 (Coordinated Universal
    Time)",
    "siteVisitDate": "2024-11-13",
    "landDetails": {
      "holdType": {
        "label": "Free Hold",
        "value": "Free_Hold"
      }
    },
    "leaseDetails": {
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      "leasePremium": "",
      "leaseRent": "",
      "leasePeriod": 0,
      "leaseFrom": "",
      "leaseTo": "",
      "remainingLeasePeriod": 0,
      "leaseDate": ""
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  },
  "otherCompositionBuiltUpTotal": "0.00",
  "otherCompositionCarpetTotal": "0.00",
  "otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Living Room	16'5"	9'11"	162.80
Passage	8'8"	3'1"	26.72

WC	6'10"	3'4"	22.78
Bathroom	6'10"	3'10"	26.19
Bedroom	7'6"	6'9"	50.62
Kitchen	7'3"	7'0"	50.75
Bedroom	13'5"	10'1"	135.28
Other Composition :			