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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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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@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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  "_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": {
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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
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"staff": {
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  "_id": "60b7177d2ffdf65bcd65882a",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
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  "_id": "67165336b6604b3dd61dccf0",
  "role": "SITEENGINEER",
  "firstName": "Nitin",
  "email": "virkar.nitin7191@gmail.com",
  "lastName": "Virkar",
  "mobileNo": "8369163552",
  "designation": "",
  "shortName": "Nitin",
  "workWithDocumentMaker": "60f9343b45132d6a6bdd96e8"
},
"rateVerifier": {
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  "_id": "60f9147bf3dd69653a591e8c",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Vinita",
  "email": "vinita.surve@vastukala.org",
  "lastName": "Surve",
  "mobileNo": "9820652818",
  "designation": "",
  "shortName": "V",
  "workWithDocumentMaker": "",
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"maker": {
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  "role": "FRONTDESK",
  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
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"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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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",
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  }
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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      "remark": "MANUAL_IN_TASK"
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    {
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      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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  "underConstruction": false
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  "state": {
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    "label": true
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  "key": "taluka",
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  "value": "Shalom Arcade",
  "label": false
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  "label": false
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"wing": {
  "status": false,
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  "label": false
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  "label": true
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  "label": true
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  "value": "",
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  "key": "khataNo",
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  "label": false
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  "key": "mouza",
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "PIN - 400 702",
  "label": false
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  "key": "suburb",
  "value": "Navi Mumbai",
  "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"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows_with_M._S._Grills",
    "label": "Powder coated Aluminum sliding windows with M. S. 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"
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  "populationGroupList": {
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    "label": "Semi Urban"
  },
  "townplanApprovedByList": {
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    "label": "CIDCO"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Prime CHSL",
    "west": "Internal Road & Open Plot",
    "south": "Om Arch Villa",
    "east": "Open Plot"
  },
  "asPerDocumentAgreement": {
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    "west": "Plot No. 99",
    "south": "Plot No. 84A-83B ",
    "east": "22 Mts. wide road "
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  "unitBoundaries": {
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      "west": "",
      "south": "",
      "east": ""
    },
    "asPerDocument": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
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  },
}
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  "whichTheLocalityIsServed": {
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      "title": "Taxies"
    },
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      "title": "Auto"
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    "privateCars": {
      "title": "Private Cars"
    }
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  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan.",
  "approvePlanVerified": "N.A",
  "empanelledOfApprovePlan": "N.A",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet Area - 682.00 Sq. Ft (including Dry Balcony Area, Balcony Area & Terrace Area) is more than Carpet Area 613.00 Sq. Ft. (including Enclosed Balcony Area, Cupboard Area ) mentioned in the documents . We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 9,500.00 per Sq. Ft. on Carpet Area (After Depreciation) is considered.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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},
"igrRate": {
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  "rate": "51500",
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  "igrImage": "cases/6731e0b0a6ce923fcbf33a17/igr_1731569969637_Image.png",
  "squareMeterGuideLineRate": "51500.00",
  "squareFeetGuideLineRate": "4785.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "95",
  "rate": "4614.00",
  "squareFeetGuideLineRate": "4614.00",
  "squareMeterGuideLineRate": "49660.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Middle_Class",
    "label": "Middle Class"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "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 CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developing Area",
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2021",
    "fullDate": "1/1/2021"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  },
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"qualityOfConstruction": {
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  "label": "Good"
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  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"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"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
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"label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "674.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6731e0b0a6ce923fcfb33a17/
routeMap_1731576765460_Image.png",
    "routeLat": "18.867476",
    "routeLng": "72.966230",
    "stationName": "Dronagiri",
    "routeDistance": "1.5 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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"coordinates": [
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"type": "Point"
},
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  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "0g6sc",
    "name": "0g6sc",
    "image": "cases/6731e0b0a6ce923fcbf33a17/
routeMap_1731576650299_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "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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    "status": false
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  "status": false
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  "status": false
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  "compositionImages": [
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      "orientation": "portrait"
    }
  ],
}
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  "name": "Living Room",
  "path": "cases/6731e0b0a6ce923fcbf33a17/
externallmg_r_1731556982688_1731502161485.jpg",
  "orientation": "portrait"
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    "path": "cases/6731e0b0a6ce923fcbf33a17/
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  "builtUpRateRange": {
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    "status": true,
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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",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"title": "Others / Car Parking",
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"ratePerUnit": "0.00",
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"isEditable": true
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"ratePerUnit": "",
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"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",
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"ownerPhoneNo": "8983063003",
"appAddress": "Flat no. 402, 4th Floor, Shalom Arcade, Uran, Navi Mumbai ",
"remark": "",
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    "inputs": {
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        "value": "Developers",
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      "Developers": "M/s. S.J. Developers",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
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    },
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    "displayStatus": true,
    "id": "654174",
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  {
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document_1731582350929_document_Nandlal_Patil.pdf",
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
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      "label": "No"
    },
    "No": "BP-12925 /8893"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "uploadedBy": "60f9147bf3dd69653a591e8c",
  "createdAt": "Thu Nov 14 2024 11:08:45 GMT+0000 (Coordinated Universal Time)"
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  "label": "CIDCO"
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"number": {
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  "label": "No"
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"No": "CIDCO/B.P. - 12925 / TPO (NM & K) / 2016"
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"displayStatus": false,
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document_1731582584281_document_1731575924950_150651.pdf",
"id": "750534",
"uploadedBy": "60f9147bf3dd69653a591e8c",
"createdAt": "Thu Nov 14 2024 11:09:44 GMT+0000 (Coordinated Universal Time)"
}
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"caseNumber": "012290",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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  "id": "686656",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Mon Nov 11 2024 10:47:12 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
  "name": "M/s. S.J. Developers",
  "phone": "8983063003",
  "ownershipShare": "",
  "email": "",
  "id": "989949"
}
],
"proposePurchasers": [
{
  "name": "Shri. Nandlal Ravindra Patil & Smt. Purtata Nandlal Patil",
  "phone": "",
  "email": "",
  "ownershipShare": ""
}
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    "width2": "10",
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    "images": [],
    "extraAreas": [],
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      "label": "Square Feet"
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    "width": "8.25",
    "width1": "8",
    "width2": "3",
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"name": "Bedroom",
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"width2": "9",
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  "width2": "1",
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  "images": [],
  "finalArea": "47.65",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Dining",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "8.42",
  "width1": "8",
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  "totalArea": "87.67",
  "images": [],
  "finalArea": "87.67",
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"extraAreas": []
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "6.08",
  "width1": "6",
  "width2": "1",
  "totalArea": "24.84",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.84"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "0",
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  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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"otherComposition": [
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      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
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"label": "Passage",
"value": "Passage"
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"width2": "5",
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    "width1": "1",
    "width2": "7",
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      "label": "Square Feet"
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    "width": "2.83",
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"percentage": "100"
},
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  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "1",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
  "width": "6.17",
  "width1": "6",
  "width2": "2",
  "totalArea": "25.69",
  "images": [],
  "extraAreas": [
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        "label": "Square Feet"
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      "_id": "6735c50201107a3b9dead373",
      "name": "Balcony",
      "extraAreaType": "Add",
      "length": "2.00",
      "length1": "2",
      "length2": "00",
      "width": "9.00",
      "width1": "9",
      "width2": "00",
      "totalArea": "18.00"
    }
  ]
}
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    },
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        "label": "Square Feet"
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      "width2": "00",
      "totalArea": "24.00"
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        "value": "Square_Feet",
        "label": "Square Feet"
      },
      "_id": "6735c53277990f3be0115746",
      "name": "Terrace",
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      "length2": "3",
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      "width1": "9",
      "width2": "10",
      "totalArea": "41.79"
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  "percentage": "100"
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profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
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    "workType": "SITE_INSPECTION",
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    "_id": "6735d60ad1078a4ea7f4cfb7",
    "note": "Engineer name change (Task Reopen)",
    "taskId": "6731f9db2612196d3c3b6f2c",
    "createdAt": "2024-11-14T10:50:50.273Z"
  }
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"createdAt": "2024-11-11T10:47:12.363Z",
"updatedAt": "2024-11-14T11:17:44.945Z",
"__v": 0,
"assignmentType": {
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  "label": "Commercial"
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"fullAddress": "Residential Flat No. 402, 4th Floor, Shalom Arcade, Plot No. 85, Sector
52, Village - Dronagiri, Navi Mumbai, Taluka - Uran, District - Raigad, PIN - 400 702,
```


State - Maharashtra, India",
"updatedBy": "60f9147bf3dd69653a591e8c",
"addressForMap": "",
"caseReferredBy": "",
"contactPersonName": "Mr. Vinayak Patil",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Shri. Nandlal Ravindra Patil & Smt. Purtata Nandlal Patil",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Builder's Staff",
"rerald": "",
"siteVisitContactNo": "9773616161",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement of Resale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 613.00",
"flatRate": "9500.00",
"landOtherRate": "7000",
"shopDetails": {
 "typeOfShops": {
 "label": "Independent Building",
 "value": "Independent_Building"
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 "roadFacing": false,
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"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Dining + 2 Toilet",
"carpetTotal": "543.88",
"otherCarpetTotal": "139.00",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "138.84",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "750.99",
"finalCarpetArea": "682.72",
"finalSalableArea": "826.09",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 491.00\nEnclosed Balcony Area in Sq. Ft. = 73.00\nCupboard Area in Sq. Ft. = 48.00\nTotal Carpet Area i Sq. Ft. = 613.00",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 573.00\nTerrace & Balcony Area

in Sq. Ft. = 110.00\nTotal Carpet Area i Sq. Ft. = 682.00",
 "finalSaleablePercentage": "0",
 "landDetails": {
 "holdType": {
 "label": "Free Hold",
 "value": "Free_Hold"
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 "leaseDetails": {
 "lessorName": "",
 "lesseeName": "",
 "leasePremium": "",
 "leaseRent": "",
 "leasePeriod": 0,
 "leaseFrom": "",
 "leaseTo": "",
 "remainingLeasePeriod": 0,
 "leaseDate": ""
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 "reportGeneratedDate": "Thu Nov 14 2024 08:43:15 GMT+0000 (Coordinated
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 "siteVisitDate": "2024-11-13"
}

Name	Length	Width	Total
Composition :			
Living Room	16'3"	9'10"	159.79
Bedroom	9'10"	8'3"	81.12
Bedroom	12'1"	9'9"	117.81
Kitchen	7'10"	6'1"	47.65
Dining	10'5"	8'5"	87.67
Toilet	4'1"	6'1"	24.84
Toilet	4'0"	6'3"	25.00
Other Composition :			
Passage	2'8"	6'5"	17.11
Dry Balcony	4'2"	6'2"	25.69