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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  },
  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Sayali",
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    "_id": "64bb68b0a87c525d5c04abb3",
    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Kalyan",
  "email": "cord.racpckalyan@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan
Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103 \n\n",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"staff": {
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"pickupPerson": {
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  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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"rateVerifier": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
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  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvanta",
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  "designation": "",
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  "lastName": "Patil",
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  "designation": "",
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  {
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      {
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        "label": "Registered Valuer"
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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"registrationNo": [
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"fatherName": "Baburao"
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      "dateTime": "2024-11-13",
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  "underConstruction": false
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    "label": false
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    "value": "Nahur",
    "label": true
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"value": "",
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  "label": false
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  "key": "wing",
  "value": "B",
  "label": true
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  "name": "Project Name",
  "key": "projectName",
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  "label": false
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"value": "",
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  "label": true
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  "label": true
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  "key": "CTSNo",
  "value": "514, 531(Pt.), 532 (Pt.), 533(Pt.), 534",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": false
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 400 080",
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  "key": "suburb",
  "value": "",
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"label": false
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"flatSpecifications": {
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    "label": "Proposed Vitrified tiles 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"
  },
  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring"
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  "finishing": {
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    "label": "Proposed Cement Plastering"
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    "label": "Joint Ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  }
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"whetherCoveredUnderAnyState": {
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  "west": "Pipe Line",
  "south": "Rosa A & B Wing / Marathone Ave Road ",
  "east": "Slum Area"
},
"asPerDocumentAgreement": {
  "north": "By the Property belonging to Messrs. National Schrader Scovil Duncan Limited",
  "west": "By 36 meters wide proposed development plan road and the Tansa Water Pipe Line",
  "south": "By Proposed 18.3 wide development plan road as per sanctioned development plan of Municipal Corporation of Greater Mumbai",
  "east": "By Public road known as Lal Bahudur Shastri Marg (Old Bombay Agra Road)"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Building is under construction",
    "east": "Building is under construction",
    "south": "Building is under construction",
    "west": "Building is under construction"
  },
  "asPerDocument": {
    "north": "Passage & Lift ",
    "east": "Flat No. 503 ",
    "south": "Marginal Space",
    "west": "Marginal Space"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  }
},
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    "privateCars": {
      "title": "Private Cars"
    }
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  "extraDetailOfProperty": "As per Approved plan, the composition of flat is 2
Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage + Deck Area + Dry
Balcony Area (i.e., 2BHK with 2 Toilets). ",
  "dateOfIssusApprovePlan": " Copy of Approved Building Plan Document No.CHE /
ES / 2036 / T / 337 / (NEW) Dated 20.03.2023 issued by Municipal Corporation of
Greater Mumbai",
  "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 site inspection and Internal
Photographs. The details about the work progress status has been provided by Sales
Person Mr. Rakesh Ghadi(Contact No. 7977227214).",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Village - Nahur",
  "rate": "157090",
  "landRate": "74020",
  "igrImage": "cases/67359e02ad18723b9c17a8b2/igr_1731582527308_Image.png",
  "squareMeterGuideLineRate": "164945.00",
  "squareFeetGuideLineRate": "15324.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "157090.00",

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"squareMeterGuideLineRate": "164945.00",
"squareFeetGuideLineRate": "15324.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "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 MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in development area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "Proposed_RCC_SLab",
    "label": "Proposed RCC SLab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
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"label": "Proposed Municipal Water Supply"
},
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  "label": "Proposed, Yes"
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"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
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"planningArea": {
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  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C._Foundation",
  "label": "Proposed R.C.C. Foundation"
},
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  "label": "Building Under Construction"
},
"materialUsedList": {
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  "label": "Building Under Construction"
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  "label": "Proposed Standard"
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"structuralSafety": {
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"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"protAgainstNatDis": {
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"value": "Proposed_Connected_to_Municipal_Sewerage_System_",
"label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
"value": "UnderConstruction",
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"maintenanceOfTheBuilding": {
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"label": "Building Under Construction"
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"maintenancelssues": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"yearOfConstructionAsPer": {
"value": "Approx.",
"label": "Approx."
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"estimatedAge": "0",
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"noOfPodium": "5",
"noOfAmenityFloors": "1",
"noOfFloors": "43",
"flatFloorNo": "5",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "781.00",
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeLat": "19.171644",
    "routeLng": "72.937190",
    "stationName": "Mulund",
    "routeDistance": "3.4 Km",
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    }
  }
},
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  ],
  "type": "Point"
},
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  "finallatLng": false
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  }
]
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"valuation": {
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  "finalValue": "17395000.00"
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    "status": true
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    "status": true
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  "status": true
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  "status": true
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  "isHideFloor": true,
  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "path": "cases/67359e02ad18723b9c17a8b2/
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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externallmg_1731573766875_1731573759098_image_2.jpeg",
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    },
    {
      "status": false,
      "_id": "6735b81677990f3be0113de3",
      "name": "externallmg_1731573773417_1731573759098_image_6.jpeg",
      "path": "cases/67359e02ad18723b9c17a8b2/
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      "orientation": "portrait"
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      "status": false,
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      "path": "cases/67359e02ad18723b9c17a8b2/
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  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
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    },
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      "max": "23048.00"
    },
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      "max": "0.00"
    }
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      "status": true,
      "isEditable": false
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      "estimatedValue": "0.00",
      "status": true,
      "isEditable": true
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      "isEditable": true
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "status": true,
  "isEditable": true
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"title": "Total",
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"status": true,
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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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"createCase": "false",
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  "value": "LEAD"
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"isExternalReport": false,
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "RECEIVED",
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"ownerName": "Keval Vinod Bhide & Chirag Vinod Bhide",
"ownerPhoneNo": "9167655668",
"fullAddress": "Residential Flat No. B504, 5th Floor, Wing - B, Blissberg, Montana
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Phase - IV Project, Near Nirmal Lifestyle, L.B.S. Marg, Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India",

"remark": "",

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{

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"value": "60af48bf2ffdf65bcd6585fa",

"label": "Agreement for sale"

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"inputs": {

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"from": {

"value": "Promoter",

"label": "Promoter"

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"Promoter": "Lohitka Properties LLP",

"to": {

"value": "purchaser",

"label": "purchaser"

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"number": {

"value": "No",

"label": "No"

},

"No": "24652/2024"

},

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"displayStatus": true,

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{

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"value": "Maharashtra\_Real\_Estate\_Regulatory\_Authority",

"label": "Maharashtra Real Estate Regulatory Authority"

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  "label": "No"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CHE / ES / 2036 / T / 337 (New) / FCC/1/Amend"
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"fileName": "document_1731586956223_211041.pdf"
},
{
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "20/03/2023",
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},
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  "label": "Document No"
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},
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"fileName": "document_1731664157960_Drawing.pdf"
},
{
  "documentType": {
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    "label": "Builder Letter"
  },
  "inputs": {
    "documentDate": "22/11/2024",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "-"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1731672718894_NomenSBI.pdf",
  "path": "cases/67359e02ad18723b9c17a8b2/
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  "id": "415740",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Fri Nov 15 2024 12:11:59 GMT+0000 (Coordinated Universal Time)"
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"createdBy": "656aa949cebbe1714411d21b",
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    "title": "Create Lead",
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  }
],
"owners": [
  {
    "name": "Keval Vinod Bhinde & Chirag Vinod Bhinde",
    "phone": "9167655668",
    "ownershipShare": "",
    "email": "",
    "id": "107820"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "squareMeterArea": "65.96",
    "totalAreaDocument": "710",
    "docBuiltpupPercentage": "10",
    "docFinalBuiltpup": "781.00",
    "docFinalBuiltpupSquareMeter": "72.56",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
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    "id": "648322"
  }
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"images": [],
"indicatorArr": [
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    "squareMeterArea": "63.92",
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    "percentage": ""
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  "builtUpArea": {
    "area": "756.80",
    "squareMeterArea": "70.31",
    "expectedRate": "22595.14",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
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  "area": "688.00",
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
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  "expectedPrice": "17100000",
  "expectedRate": "24854.65",
  "builtUpExpectedRate": "22595.14",
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  "id": "824265"
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    "squareMeterArea": "65.96",
    "expectedRate": "25352.11",
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  "builtUpArea": {
    "area": "781.00",

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"squareMeterArea": "72.56",
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"areaType": "Carpet",
"floor": "",
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"expectedRate": "25352.11",
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    "squareMeterArea": "65.96",
    "expectedRate": "24647.89",
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  "builtUpArea": {
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    "squareMeterArea": "72.56",
    "expectedRate": "22407.17",
    "percentage": "10"
  },
  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
  }
}
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},
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"builtUpPercentage": "10",
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"floor": "",
"source": "Index_no.2",
"expectedPrice": "17500000",
"expectedRate": "24647.89",
"builtUpExpectedRate": "22407.17",
"image": "cases/67359e02ad18723b9c17a8b2/
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"squareMeter": "65.96",
"id": "515805"
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{
"carpetArea": {
"area": "710.00",
"squareMeterArea": "65.96",
"expectedRate": "24084.51",
"percentage": ""
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"builtUpArea": {
"area": "781.00",
"squareMeterArea": "72.56",
"expectedRate": "21895.01",
"percentage": "10"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"floor": "",
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"id": "594611"
}
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externallmg_1731573766875_1731573759098_image_2.jpeg",
"orientation": "portrait"
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  "orientation": "portrait"
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  "status": false,
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  "name": "externallmg_1731573776670_1731573759098_image_8.jpeg",
  "path": "cases/67359e02ad18723b9c17a8b2/
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}
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  },
}
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},
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  "orientation": "portrait"
},
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  "orientation": "portrait"
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  "status": false,
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  "orientation": "portrait"
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},
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"role": "ADMIN",
"firstName": "Jagdish ",
"lastName": "Bhatt",
"profilePhoto": "users\\6006d4ce5080a310ac1fdcf2\\
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"workType": "CHECKER",
"display": true,

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    "lastName": "Bhatt",
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  "status": true,
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    "firstName": "Jagdish ",
    "lastName": "Bhatt",
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  "taskId": "67382197572e264e52131059",
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"email": "",
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"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
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"rerald": "",
"siteVisitContactNo": "7977227214",
"siteVisitDate": "2024-11-13",
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"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 710.00",
"flatRate": "24500",
"landOtherRate": "21500",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
"carpetTotal": "0",
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"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
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"siteMeasurementRemark": "",
"toBeAdded": "",
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    "value": "Free_Hold"
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Other			
Composition :			