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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    "firstName": "Vinod",
    "type": "CREDITOFFICER",
    "_id": "668bb750e61b5802e8d945c7",
    "email": "sbi.04205@sbi.co.in",
    "lastName": "Jagtap",
    "mobileNo": "",
    "workMobileNo": "9860443086"
  },
  "fees": {
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    "propertyValue": "00",
    "discussWithPerson": "Vinod",
    "expectedFees": null,
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  "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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  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "4205 ",
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  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Samachar Marg, Fort, Mumbai, State - Maharashtra, Country - India"
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"assetsClass": {
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"_id": "60af3d172ffdf65bcd6585cd",
"role": "PICKUPPERSON",
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"lastName": "Joshi",
"mobileNo": "9167204063",
"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
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"role": "SITEENGINEER",
"firstName": "Chandan",
"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
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"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
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"designation": "Back Office Coordination",
"shortName": "RJ",
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"role": "MAKER",
"firstName": "Pradnya ",
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"lastName": "Rasam",
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        "label": "Registered Valuer"
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  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "value": "BANK"
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    "label": true
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"label": true
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  "label": true
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  "label": true
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  "label": false
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  "value": "Vile Parle (West)",
  "label": false
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  "flooring": {
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    "label": "Proposed Teak wood door frame with flush doors"
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    "label": "Proposed Powder coated aluminium sliding windows"
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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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": "Dadabhai Road ",
  "west": "Bajaj Road ",
  "south": "Nivant Society ",
  "east": "Keshav Apartment "
},
"asPerDocumentAgreement": {
  "north": "Shanti Villa ",
  "west": "12.2 Mtrs. Wide Bajaj Road ",
  "south": "F. No. 45A, Nivant CHSL",
  "east": "Kapol CHSL "
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"unitBoundaries": {
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    "east": "Building is under construction ",
    "south": "Building is under construction ",
    "west": "Building is under construction "
  },
  "asPerDocument": {
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    "south": "Marginal Space ",
    "west": "Flat No. 1101"
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  "isDisplay": false,
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    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
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  "extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 3 Bedrooms + Living Room + Kitchen + Dressing Room + Passage + 3 Toilets. (i.e. 2BHK)",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. P-8465/2021/(45)/K/W WARD/FP dated 21.12.2021 issued by MCGM.",
  "approvePlanVerified": "Yes ",
  "empanelledOfApprovePlan": "Building is under construction ",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationPercentage": "",
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  "salvageValue": "",
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  "depreciatedBuildingRate": ""
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"igrRate": {

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"rate": "215850",
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"squareMeterGuideLineRate": "237435.00",
"squareFeetGuideLineRate": "22058.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "215850.00",
  "squareMeterGuideLineRate": "237435.00",
  "squareFeetGuideLineRate": "22058.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is 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 "
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "Building Under Construction"
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  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed Along with Two Car Parking Spaces",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
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  "planningArea": {
    "value": "Residential",
    "label": "Residential"
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  "typeOfStructure": {
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    "label": "Proposed R.C.C Framed Structure"
  },
  "typeOfFoundation": {
    "value": "Proposed_R.C.C._Foundation",
    "label": "Proposed R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Building is under construction "
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  "label": "Building Under Construction"
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  "label": "Information Not Available"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
},
"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "2",
"noOfPodium": "",
"noOfAmenityFloors": "1",
"noOfFloors": "11",
"flatFloorNo": "11",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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    "routeLng": "72.843260",
    "stationName": "Vile Parle ",
    "routeDistance": "700 Mtrs. ",
    "routeStation": {
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      "label": "Railway Station"
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"finalLatLng": {
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"type": "Point"
},
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    "name": "enwm78",
    "image": "cases/6745a3ecd1078a4ea7fa908f/
routeMap_1732858769136_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "extraCollapsibleGatesQty": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
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"outward": {
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  "number": "2309263",
  "dayCount": "4",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "16",
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    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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"label": "Internal Brick Work",
"floorsCompleted": "16",
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"isHideFloor": false,
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"label": "External Plastering",
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"isHideFloor": false,
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"status": true
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"window": {
"label": "Window",
"floorsCompleted": "16",
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"floorsCompleted": "16",
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  "floorsCompleted": "16",
  "percentage": "1.50",
  "isHideFloor": false,
  "status": true
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  "status": true
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  "status": true
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "status": true
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"workCompleted": {
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    "status": true
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      "orientation": "portrait"
    }
  ],
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  "externalPhotos": [
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      "orientation": "portrait"
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  "orientation": "portrait"
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  "path": "cases/6745a3ecd1078a4ea7fa908f/
externallmg_1732709570809_WhatsApp_Image_20241127_at_170241.jpeg",
  "orientation": "portrait"
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  "path": "cases/6745a3ecd1078a4ea7fa908f/
externallmg_1732709570871_WhatsApp_Image_20241127_at_170242.jpeg",
  "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "42000.00",
    "max": "52639.00"
  },
  "builtUpRateRange": {
    "min": "38178.00",
    "max": "47854.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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"quantity": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "quantity": "0.00",
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
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"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "1250.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6745a3ecd1078a4ea7fa908f",
"ownerName": "Mr. Jimir Shah & Mr. Pratik Shah ",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 1102,11Floor,A-wing,Anand Bhavan Nav Vile parle CHS, 45
Bajaj Road,Vile Parle West ",
"remark": "Contact Person Naseem khan +91 82918 19922",
"documents": [
  {
    "documentType": {
      "value": "60ae124faa6d152c1801b30f",
      "label": "Article of Agreement"
    },
    "inputs": {
      "documentDate": "13/06/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      }
    },
    "Promoter": "M/s. Jet Speed Realtors Pvt. Ltd. ",
  }
]
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"to": {
  "value": "Allottee",
  "label": "Allottee"
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"Allottee": "Mr. Jimir Shah & Mr. Pratik Shah "
},
"isHardCopy": false,
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    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "22/06/2023",
    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
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      "label": "No"
    },
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  },
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  "displayStatus": false,
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  "path": "cases/6745a3ecd1078a4ea7fa908f/document_1732856820934_CC.pdf",
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Nov 29 2024 05:07:01 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "21/12/2021",
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"id": "603018",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Nov 29 2024 05:08:13 GMT+0000 (Coordinated Universal Time)"
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    "label": "RERA Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800035189"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1732856921352_RERA.pdf",
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"id": "454262",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Nov 29 2024 05:08:41 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012608",
"createdBy": "60af3d172ffdf65bcd6585cd",
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"caseHistory": [
  {
    "id": "416258",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 26 2024 10:33:16 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Jimir Shah & Mr. Pratik Shah ",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "746521"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae124faa6d152c1801b30f",
      "label": "Article of Agreement"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "342859",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "1250",
    "squareMeterArea": "116.13",
    "docFinalBuiltUp": "1375",
    "docFinalBuiltUpSquareMeter": "127.743",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
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  "carpetArea": {
    "area": "758.00",
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    "expectedRate": "52638.52",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "77.46",
    "expectedRate": "47853.20",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Residential Flat",
  "area": "758",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Dwello.com",
  "expectedPrice": "39900000",
  "expectedRate": "52638.52",
  "builtUpExpectedRate": "47853.20",
  "image": "cases/6745a3ecd1078a4ea7fa908f/
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  "squareMeter": "70.42",
  "id": "372231"
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{
  "carpetArea": {
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    "squareMeterArea": "116.13",
    "expectedRate": "44748.80",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1375.00",
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"squareMeterArea": "127.74",
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"saleableArea": {
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  "percentage": ""
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"property": "Residential Flat",
"area": "1250",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "55936000",
"expectedRate": "44748.80",
"builtUpExpectedRate": "40680.73",
"image": "cases/6745a3ecd1078a4ea7fa908f/
indicator_1732856291178_Image.png",
"squareMeter": "116.13",
"id": "453922"
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{
  "carpetArea": {
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    "squareMeterArea": "78.87",
    "expectedRate": "42000.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "934.00",
    "squareMeterArea": "86.77",
    "expectedRate": "38177.73",
    "percentage": ""
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  }
}
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    "area": "934",
    "builtUpPercentage": "0",
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    "areaType": "Built_Up",
    "floor": "",
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    "expectedPrice": "35658000",
    "expectedRate": "42000.00",
    "builtUpExpectedRate": "35658000",
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    "squareMeter": "86.77",
    "id": "654670"
  }
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    "status": false,
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    "path": "cases/6745a3ecd1078a4ea7fa908f/
externallmg_1732709570646_WhatsApp_Image_20241127_at_170238_1.jpeg",
    "orientation": "portrait"
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    "path": "cases/6745a3ecd1078a4ea7fa908f/
externallmg_1732709570669_WhatsApp_Image_20241127_at_170238.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67470cc3520246c6c062b3d2",
    "name":
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    "path": "cases/6745a3ecd1078a4ea7fa908f/
externallmg_1732709570678_WhatsApp_Image_20241127_at_170239.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "67470cc3520246c6c062b3d3",
    "name":
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    "path": "cases/6745a3ecd1078a4ea7fa908f/
externallmg_1732709570716_WhatsApp_Image_20241127_at_170240_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67470cc3520246c6c062b3d4",
    "name":
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    "path": "cases/6745a3ecd1078a4ea7fa908f/
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "_id": "67470cc3520246c6c062b3d5",
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    "path": "cases/6745a3ecd1078a4ea7fa908f/
externallmg_1732709570776_WhatsApp_Image_20241127_at_170241_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67470cc3520246c6c062b3d6",
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    "path": "cases/6745a3ecd1078a4ea7fa908f/
externallmg_1732709570809_WhatsApp_Image_20241127_at_170241.jpeg",
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Vile Parle Co-Op. Hsg. Soc. Ltd. , Bajaj Road, Village - Vile Parle, Municipality Ward No.
K/W Ward , Vile Parle (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400
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