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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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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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    "firstName": "Rupesh",
    "type": "CREDITOFFICER",
    "_id": "658679075b664a64c315b2b3",
    "lastName": "Juvekar",
    "mobileNo": "",
    "workMobileNo": "8169226574",
    "email": "sbi.08586@sbi.co.in"
  },
  "fees": {
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    "expectedFees": null,
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"organization": {
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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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000346",
  "type": "BRANCH",
  "name": "Madam Cama Road Branch Mumbai",
  "email": "sbi.30203@sbi.co.in",
  "mobileNo": "1800 4253800",
  "alternateMobileNo": "",
  "address": "Ground Floor State Bank Annexe Madam Kama Road, Nariman Point,
Mumbai, Maharashtra 400021",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
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  "designation": "",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
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"mobileNo": "7738144625",
"designation": "Back Office Coordination",
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"workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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        "label": "Registered Valuer"
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"firstName": "Manoj",
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    "title": {
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    "number": "IBBI/RV/07/2018/10366"
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  {
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    "_id": "60af80072ffdf65bcd658652",
    "number": "CAT-I-F-1763"
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  {
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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    "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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      "dateTime": "2024-11-29",
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      "status": "COMPLETED",
      "dateTime": "2024-11-29",
      "remark": "MANUAL_IN_TASK"
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    "value": "Chakala",
    "label": true
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  "key": "tahasilNo",
  "value": "",
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  "label": true
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  "label": false
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  "key": "wing",
  "value": "C",
  "label": true
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "1101",
  "label": false
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  "label": true
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  "key": "khataNo",
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  "label": false
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  "label": false
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  "label": false
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"finishing": {
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"populationGroupList": {
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"whetherCoveredUnderAnyState": {
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"label": "No"
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"asPerActualAgreement": {
"north": "Sahar Towers",
"west": "RM Road",
"south": "Sahar Road",
"east": "Koldongri CHSL"
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"asPerDocumentAgreement": {
"north": "Private Land",
"west": "9.14 Sq. M. Wide Road",
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"south": "Andheri - Sahar Road",
"east": "Koldongri Society"
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    "south": "External visit only",
    "west": "External visit only"
  },
  "asPerDocument": {
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    "east": "Marginal Space (as per Plan)",
    "south": "Flat No. 1101 (as per Plan)",
    "west": "Staircase (as per Plan)"
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  "title": "Boundaries of The Flat"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of proposed residential flat is Living Room + Kitchen + 2 Bedrooms + 2 Toilets + Passage (i.e. 2 BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MHADA -115/556/2023 dated 03.03.2023 issued by MHADA.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
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"documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
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  "remark": "As building is under construction internal visit not allowed at site, The details about the property has been provided by Sales Person – Mr. Jasbeer Singh (Contact No. 9967932603.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "153960",
  "landRate": "72290",
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  "squareMeterGuideLineRate": "169356.00",
  "squareFeetGuideLineRate": "15734.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "153960.00",
  "squareMeterGuideLineRate": "169356.00",
  "squareFeetGuideLineRate": "15734.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "N.A",
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"taxAmount": "Building Under Construction",
"electricityServiceConnectionNo": "Building Under Construction",
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"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MHADA norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
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  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Covered Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
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    "label": "Proposed Plain Looking"
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  "dateOfConstruction": {
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"year": "2024",
"fullDate": "1/1/2024"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Good",
"label": "Good"
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
"value": "Proposed_Standard",
"label": "Proposed Standard"
},
"structuralSafety": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
},
"sewerageSystem": {
"value": "Proposed_Connected_to_Municipal_Sewerage_System_",
"label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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"label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
"value": "UnderConstruction",
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  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "2",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "11",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeLat": "19.109167",
    "routeLng": "72.855722",
    "stationName": "Gundavli",
    "routeDistance": "850m",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "pn1tr3",
      "name": "pn1tr3",
      "image": "cases/6746f4d7520246c6c06290b4/
routeMap_1733116157736_Image.png"
    }
  ]
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"valuation": {
  "fairMarketValue": {
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  "showcasesQty": "0",
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"kitchenArrangementsQty": "0",
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  "number": "2309312",
  "dayCount": "10",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
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  "isHideFloor": false,
  "status": true
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"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "17",
  "percentage": "7.00",
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  "status": true
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  "status": true
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  "floorsCompleted": "17",
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  "status": true
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  "status": true
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  "floorsCompleted": "17",
  "percentage": "1.50",
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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  "isHideFloor": true,
  "status": true
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      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [
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    "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "22511.00"
  },
  "saleableRateRange": {
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  }
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
    "estimatedValue": "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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    "estimatedValue": "0.00",
    "status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
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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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  "value": "LEAD"
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"isSiteMeasurementAllowed": false,
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  "_id": "6746f4d7520246c6c06290b4",
  "ownerName": "Mr. Nilesh Bhanudas Madane",
  "ownerPhoneNo": "9323720375",
  "appAddress": "Flat No 1101 \nc wing \nAerovista \nTha Sahar Tower \nCo operative
Housing society \nParsiwala Road\nAndheri East 400 099",
  "remark": "",
  "documents": [
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      "documentType": {
        "value": "60af48bf2ffdf65bcd6585fa",
        "label": "Agreement for sale"
      },
      "inputs": {
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        "from": {
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          "label": "Promoter"
        },
        "Promoter": "M/s. Gagangiri Construction",
        "to": {
          "value": "Allottee",
          "label": "Allottee"
        },
        "Allottee": "Mr. Nilesh Bhanudas Madane & Mrs. Vidya Nilesh Madane",
        "number": {
          "value": "Registration_No",
          "label": "Registration No"
        },
        "Registration_No": "18911/2024"
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      "id": "717818",
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document_1732703379283_1732703376564_Nilesh_Madame.pdf",
      "fileName": "document_1732703379283_1732703376564_Nilesh_Madame.pdf"
    },
    {
      "documentType": {
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        "label": "RERA Certificate"
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      "inputs": {
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        "number": {
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    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " MH/EE/(BP)/GM/MHADA-115/556/2023/FCC/3/Amend"
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    "label": "Approved Building Plan"
  },
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      "label": "Maharashtra Housing And Area Development Authority"
    }
  },
}
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  "label": "No"
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"fileName": "document_1733118396845_Approved_Plan.pdf"
}
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"caseHistory": [
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    "id": "592105",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Nov 27 2024 10:30:47 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Nilesh Bhanudas Madane",
    "phone": "9323720375",
    "ownershipShare": "",
    "email": "",
    "id": "718693"
  },
  {
    "name": "Mrs. Vidya Nilesh Madane",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "781531"
  }
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"proposePurchasers": [],
"siteInspection": [],
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "label": "Square Feet"
  },
  "id": "223225",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "615",
  "squareMeterArea": "57.14",
  "docFinalBuiltUp": "676.5",
  "docFinalBuiltUpSquareMeter": "62.854",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
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"images": [],
"indicatorArr": [
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      "squareMeterArea": "48.77",
      "expectedRate": "24761.90",
      "percentage": ""
    },
    "builtUpArea": {
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      "squareMeterArea": "53.65",
      "expectedRate": "22510.82",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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  "property": "Residential Flat ",
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"builtUpPercentage": "10",
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"builtUpExpectedRate": "22510.82",
"image": "cases/6746f4d7520246c6c06290b4/
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"id": "196651"
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{
  "carpetArea": {
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    "squareMeterArea": "38.55",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "42.41",
    "expectedRate": "22343.92",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "10200000",
  "expectedRate": "24578.31",
  "builtUpExpectedRate": "22343.92",
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"image": "cases/6746f4d7520246c6c06290b4/
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    "squareMeterArea": "34.37",
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  "builtUpArea": {
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    "squareMeterArea": "37.81",
    "expectedRate": "19744.72",
    "percentage": "10"
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    "squareMeterArea": "0.00",
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    "percentage": ""
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  "area": "370",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "8036100",
  "expectedRate": "21719.19",
  "builtUpExpectedRate": "19744.72",
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  "id": "894557"
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    "squareMeterArea": "44.59",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "49.05",
    "expectedRate": "18035.23",
    "percentage": "10"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "480",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "9522600",
  "expectedRate": "19838.75",
  "builtUpExpectedRate": "18035.23",
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  "id": "330645"
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"externalImages": [
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    "status": false,
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    "name":
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    "path": "cases/6746f4d7520246c6c06290b4/
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  {
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    "orientation": "portrait"
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  {
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    "status": false,
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    "path": "cases/6746f4d7520246c6c06290b4/
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    "orientation": "portrait"
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        "panNo": "ABCDE1234A",
        "email": "vastukalamumbai@vastukala.com",
        "phone": "9819670183",
        "address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E),
Mumbai - 400 093",
        "shortName": "VCIPL",
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Tower Co-op. Hsg. Soc. Ltd., Plot No. 48, Parsiwada, Sahar Road, Village - Chakala,
Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 099,
State - Maharashtra, India",
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Name

Length

Width

Total

Composition :

Other

Composition :
