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{
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Akash",
    "type": "CREDITOFFICER",
    "_id": "64c1fde69d3a3e4ed9d2c03f",
    "lastName": "Patil",
    "mobileNo": "",
    "workMobileNo": "9870704907",
    "email": "akash.patil64@sbi.co.in"
  },
  "fees": {
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"organization": {
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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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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "SME MIDC ANDHERI (EAST)",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "sbi.17879@sbi.co.in",
  "fax": "",
  "ledgerName": "",
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  "_id": "62723addafd7d55eddeddfe4",
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  "lastName": "Patkar",
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  "lastName": "Jain ",
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  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
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"lastName": "Chalikwar",
"mobileNo": "9819597579",
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    {
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      "dateTime": "2024-12-02",
      "remark": "MANUAL_IN_TASK"
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  "label": true
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  "label": true
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  "label": false
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  "value": "Kandivali (West)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Aluminium Sliding Windows with window grills"
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  "west": "Wing - A",
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  "east": "Details not available "
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    "south": "Flat No. 601",
    "west": "Marginal Space"
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  "asPerDocument": {
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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the construction is as per approved plan.",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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than Carpet Area 645.00 Sq. Ft. mentioned in the documents provided to us. We have
considered area mentioned in the documents for valuation.",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "28987.5",
  "depreciatedBuildingRate": "1687.5"
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"igrFinalRate": {
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  "squareMeterGuideLineRate": "131232.00"
},
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
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  "tenantName": "",
  "maintenanceOfFlat": "Good "
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"label": "R. C. C. Slab"
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  "label": "6\" Thk. Brick Masonery"
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  "label": "Municipal Water Supply"
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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Stilt / Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2000",
  "fullDate": "1/1/2000"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "35",
"ageOfBuilding": "25",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "774.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1734331830858_Image.png",
    "routeLat": "19.211028",
    "routeLng": "72.839861",
    "stationName": "Kandivali West",
    "routeDistance": "500 Mtrs. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
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  "finallatlng": false
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routeMap_1734331707525_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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"distressValuePercentage": "80",
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"finalValue": "18697260.00"
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"outward": {
  "status": true,
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  "date": "Thu Jan 09 2025 11:09:36 GMT+0000 (Coordinated Universal Time)",
  "number": "2309994",
  "dayCount": "13",
  "monthCount": "113",
  "generatedBy": "60eeaeddf3dd69653a581316"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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"isHideFloor": false,
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"externalBrickWork": {
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  "isHideFloor": false,
  "status": false
},
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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},
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"label": "External Painting",
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"status": false
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"floorsCompleted": "",
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"status": false
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"label": "Lift Installation",
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"isHideFloor": false,
"status": false
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"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
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"externalDevelopmentFinalFinishing": {
"label": "External Development & Final Finishing",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
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"floorsCompleted": "",
"percentage": "0.00",
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"reportImages": {
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      "path": "cases/6749760a520246c6c063e9ca/externallmg_r_1733287429304_TimePhoto_20241203_120035.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
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      "_id": "674fddf8c5a60c3e016cad0e",
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      "path": "cases/6749760a520246c6c063e9ca/externallmg_r_1733287415856_TimePhoto_20241203_115101.jpg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "674fddf8c5a60c3e016cad11",
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      "path": "cases/6749760a520246c6c063e9ca/externallmg_r_1733287415908_TimePhoto_20241203_115116.jpg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "674fddf8c5a60c3e016cad13",
      "name": "externallmg_r_1733287415925_TimePhoto_20241203_115119.jpg",
      "path": "cases/6749760a520246c6c063e9ca/externallmg_r_1733287415925_TimePhoto_20241203_115119.jpg",
      "orientation": "portrait"
    }
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}
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    "orientation": "portrait"
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    "status": false,
    "_id": "674fde06c5a60c3e016cad2a",
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    "path": "cases/6749760a520246c6c063e9ca/
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    "orientation": "portrait"
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    "status": false,
    "_id": "674fde06c5a60c3e016cad2d",
    "name": "externallmg_r_1733287429002_TimePhoto_20241203_115139.jpg",
    "path": "cases/6749760a520246c6c063e9ca/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "674fde06c5a60c3e016cad2c",
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    "path": "cases/6749760a520246c6c063e9ca/
externallmg_r_1733287429036_TimePhoto_20241203_115147.jpg",
    "orientation": "portrait"
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    "_id": "674fde06c5a60c3e016cad3a",
    "name": "externallmg_r_1733287429342_TimePhoto_20241203_120042.jpg",
    "path": "cases/6749760a520246c6c063e9ca/
externallmg_r_1733287429342_TimePhoto_20241203_120042.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "674fde06c5a60c3e016cad37",
    "name": "externallmg_r_1733287429251_TimePhoto_20241203_120015.jpg",
    "path": "cases/6749760a520246c6c063e9ca/
externallmg_r_1733287429251_TimePhoto_20241203_120015.jpg",
    "orientation": "portrait"
  }
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    }
  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
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"indicatorRange": {
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    "max": "34286.00"
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  "builtUpRateRange": {
    "min": "20260.00",
    "max": "28572.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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  "wardrobes": {
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
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"title": "Kitchen arrangements",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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  "quantity": "0.00",
  "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": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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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",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "645.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
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"isAdvanceInvoice": false,
"status": true,
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"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6749760a520246c6c063e9ca",
"ownerName": "Mr. Jatin Dinesh Sanghvi, Mrs. Jasprit Dinesh Sanghvi & Mr. Jignesh
Dinesh Sanghvi",
"ownerPhoneNo": "9820788884",
"appAddress": "flat no - 602, 6th floor, Wing - C, Bldg no -1, Panchsheel Gardens co-
operative housing society Ltd, Mahavir Nagar, Dahanukarwadi, Kandivali West ",
"remark": "",
"documents": [
{
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "21/04/2006",
    "from": {
      "value": "Transferor",
      "label": "Transferor"
    },
    "Transferor": "Mrs. Alphonsa Felix Thattil & Mr. Felix Francis Thattil ",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Mr. Jatin Dinesh Sanghvi, Mrs. Jasprit Dinesh Sanghvi & Mr. Jignesh
Dinesh Sanghvi ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "2989 / 2006"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/6749760a520246c6c063e9ca/
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  "fileName": "document_1734327710413_Agreement.pdf"
},
{
  "documentType": {
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"label": "Society Share Certificate"
},
"inputs": {
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mr. Jatin Dinesh Sanghvi, Mrs. Jasprit Dinesh Sanghvi & Mr. Jignesh
Dinesh Sanghvi",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "078 transferred dated 21.04.2006 issued by Panchsheel Garden Co-Op.
Hsg. Soc. Ltd. "
},
"isHardCopy": false,
"displayStatus": false,
"id": "974633",
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document_1734328253058_1050463.pdf",
"fileName": "document_1734328253058_1050463.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "11/07/2000",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / A2181 / BP(WS) / AR"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1736420392979_245614.pdf",
  "path": "cases/6749760a520246c6c063e9ca/
document_1736420392979_245614.pdf",
  "id": "222040",
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"uploadedBy": "60eeaeddf3dd69653a581316",
"createdAt": "Thu Jan 09 2025 10:59:53 GMT+0000 (Coordinated Universal Time)"
}
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"caseNumber": "012678",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "840848",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 29 2024 08:06:34 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Jatin Dinesh Sanghvi, Mrs. Jasprit Dinesh Sanghvi & Mr. Jignesh
Dinesh Sanghvi",
    "phone": "9820788884",
    "ownershipShare": "",
    "email": "",
    "id": "688607"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "290175",
    "name": "Living Room",
    "length": "17.42",
    "length1": "17",
    "length2": "5",
    "width": "9.50",
    "width1": "9",
    "width2": "6",
    "totalArea": "165.46",
    "images": [],
    "extraAreas": [],
    "finalArea": "165.46"
  },
  {
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"measurementType": {
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  "label": "Square Feet"
},
"id": "1",
"name": "Dining",
"length": "5.08",
"length1": "5",
"length2": "1",
"width": "8.92",
"width1": "8",
"width2": "11",
"totalArea": "45.33",
"images": [],
"extraAreas": [],
"finalArea": "45.33"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "15.00",
  "length1": "15",
  "length2": "00",
  "width": "7.33",
  "width1": "7",
  "width2": "4",
  "totalArea": "110.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "110.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "8.33",
  "length1": "8",
  "length2": "4",
  "width": "3.08",
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"width1": "3",
"width2": "1",
"totalArea": "25.69",
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "_id": "675fc43cdf302bca8eb8e922",
    "name": "Extra",
    "extraAreaType": "Add",
    "length": "16.00",
    "length1": "16",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "16.00"
  }
],
"finalArea": "41.69"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "4.92",
  "width1": "4",
  "width2": "11",
  "totalArea": "26.22",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.22"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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```
},
  "id": "5",
  "name": "Bedroom",
  "length": "14.58",
  "length1": "14",
  "length2": "7",
  "width": "9.92",
  "width1": "9",
  "width2": "11",
  "totalArea": "144.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "144.62"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "39.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.56"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "14.50",
  "width1": "14",
  "width2": "6",
  "totalArea": "143.79",
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"images": [],
"extraAreas": [],
"finalArea": "143.79"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "466845",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "645",
  "squareMeterArea": "59.92",
  "docFinalBuiltUp": "774",
  "docFinalBuiltUpSquareMeter": "71.904",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "617.00",
    "squareMeterArea": "57.32",
    "expectedRate": "24311.18",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "740.40",
    "squareMeterArea": "68.79",
    "expectedRate": "20259.32",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "675fb836e4493a7512154681",
"property": "Residential Flat",
"area": "617",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "15000000.00",
"expectedRate": "24311.18",
"builtUpExpectedRate": "20259.32",
"image": "cases/6749760a520246c6c063e9ca/
indicator_1734325903649_Image.png",
"squareMeter": "57.32",
"id": "226511"
},
{
"carpetArea": {
"area": "910.00",
"squareMeterArea": "84.54",
"expectedRate": "25274.73",
"percentage": ""
},
"builtUpArea": {
"area": "1092.00",
"squareMeterArea": "101.45",
"expectedRate": "21062.27",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "675fb836e4493a7512154682",
"property": "Residential Flat",
"area": "910",
"builtUpPercentage": "20",
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"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "23000000.00",
"expectedRate": "25274.73",
"builtUpExpectedRate": "21062.27",
"image": "cases/6749760a520246c6c063e9ca/
indicator_1734325926265_Image.png",
"squareMeter": "84.54",
"id": "407965"
},
{
  "carpetArea": {
    "area": "583.33",
    "squareMeterArea": "54.19",
    "expectedRate": "34285.91",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "700.00",
    "squareMeterArea": "65.03",
    "expectedRate": "28571.43",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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Dahanukarwadi, Village - Kandivali , Kandivali (West), Taluka - Borivali, District -
Mumbai Suburban, PIN - 400 067, State - Maharashtra, Country - India",
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"email": "",
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"buildingServicesRate": "2700",
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"finalSaleablePercentage": "0"
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Name	Length	Width	Total
Composition :			
Living Room	17'5"	9'6"	165.46
Dining	5'1"	8'11"	45.33
Kitchen	15'00"	7'4"	110.00
Passage	8'4"	3'1"	25.69

Toilet	5'4"	4'11"	26.22
Bedroom	14'7"	9'11"	144.62
Toilet	7'5"	5'4"	39.56
Bedroom	9'11"	14'6"	143.79
Other Composition :			