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{
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9f4"
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    "firstName": "Rohan ",
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@sbi.co.in"
  },
  "fees": {
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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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  "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": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
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  "_id": "60eeaeddf3dd69653a581316",
  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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  "firstName": "Pradnya ",
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"email": "pradnya@vastukala.org",
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  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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\profilePhoto_1626255068979_Sh Yam_Photo.jpg"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  }
]
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        "value": "Chartered_Engineer",
        "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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  "value": "BANK"
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73.071559,
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      "remark": ""
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    {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "label": true
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  "value": "",
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  "label": true
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  "label": true
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  "key": "buildingName",
  "value": "River Wood Park Building No. 51, 52, 53, 54 Co-Op. Hsg. Soc. Ltd. ",
  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": false
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
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    "label": "Middle Class"
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Thane Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Internal Road",
    "south": "Building No. 53",
    "east": "Internal Road"
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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      "east": "Staircase & Flat No. 103 ",
      "south": "Flat No. 101",
      "west": "Marginal Space "
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  }
}
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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": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that
the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationPercentage": "31.499999999999996",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "629.9999999999999",
  "depreciatedCostOfConstruction": "7870.00",
  "depreciatedBuildingRate": "1370"
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"igrRate": {
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"propertyName": "Residential Flat",
"rate": "58300",
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"igrImage": "cases/674eb57be077c54e532ed17f/igr_1733742163607_Image.png",
"squareMeterGuideLineRate": "58300.00",
"squareFeetGuideLineRate": "5416.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "79",
  "rate": "4573.00",
  "squareFeetGuideLineRate": "4573.00",
  "squareMeterGuideLineRate": "49228.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per TMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2003",
    "fullDate": "1/1/2003"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed"
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  "typeOfFoundation": {
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Good"
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
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  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "39",
"ageOfBuilding": "21",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "1",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "700.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/674eb57be077c54e532ed17f/
routeMap_1733745765294_Image.png",
    "routeLat": "19.160006",
    "routeLng": "73.069465",
    "stationName": "Nilaje",
    "routeDistance": "2.4 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
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},
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    "name": "5fqpi",
    "image": "cases/674eb57be077c54e532ed17f/
routeMap_1733745658643_Image.png"
  }
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},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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"outward": {
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    "status": true
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    "status": false
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    "isHideFloor": false,
    "status": false
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"window": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
    "_id": "67568486c5a60c3e016fc9ca",
    "name": "externallmg_r_1733723262366_1733723243787_image_16.jpg",
    "path": "cases/674eb57be077c54e532ed17f/
externallmg_r_1733723262366_1733723243787_image_16.jpg",
    "orientation": "portrait"
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    "name": "externallmg_r_1733723261533_1733723243787_image_15.jpg",
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "10397.00"
  },
  "builtUpRateRange": {
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    "max": "8665.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
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"isEditable": true
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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taskStatus": {
"SITE_INSPECTION": true,
"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
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Approximate Rate Lead",
"value": "APPROXIMATE_LEAD"
},
siteVisitType": "PARTIAL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
finalValuationArea": "700.00",
empanelmentNo": [
"SME/TCC/38/IBBI/3"
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"isAdvanceInvoice": false,
"status": true,
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"invoiceIds": [],
"paymentIds": [],
"_id": "674eb57be077c54e532ed17f",
"ownerName": "Mr. Kamlesh Narayan Dhole",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 102, 1st Floor, Building no. 54, River Wood Park Kalyan Shil
Road, ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "01/06/2015",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Subhash Bhagoji Rokade ",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Kamlesh Narayan Dhole",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "6151 / 2015"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "743178",
    "path": "cases/674eb57be077c54e532ed17f/
document_1733211497261_1733211493982_C_Kamlesh_dhole.pdf",
    "fileName": "document_1733211497261_1733211493982_C_Kamlesh_dhole.pdf"
  },
  {
    "documentType": {
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    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "24/12/2003",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "95 / 135 / TMC / TDD / 3807"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1733744542388_320287.pdf",
  "path": "cases/674eb57be077c54e532ed17f/
document_1733744542388_320287.pdf",
  "id": "848727",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Dec 09 2024 11:42:22 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012746",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "366268",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Dec 03 2024 07:38:35 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Kamlesh Narayan Dhole",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "461372"
  }
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"proposePurchasers": [],
"siteInspection": [],
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      "label": "Square Feet"  
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    "id": "7",  
    "name": "Bedroom",  
    "length": "10.17",  
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    "length2": "2",  
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    "width1": "11",  
    "width2": "3",  
    "totalArea": "114.37",  
    "images": [],  
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    "extraAreas": []  
  },  
  {  
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      "value": "Square_Feet",  
      "label": "Square Feet"  
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    "name": "Toilet",  
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    "length2": "00",  
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    "width2": "00",  
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    "images": [],  
    "extraAreas": [],  
    "finalArea": "28.00"  
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    "measurementType": {  
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      "label": "Square Feet"  
    },  
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    "name": "Passage",  
    "length": "3.00",  
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"finalArea": "24.75"
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  "id": "3",
  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
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  "width1": "9",
  "width2": "00",
  "totalArea": "99.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "99.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
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  "width1": "4",
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  "extraAreas": [],
  "finalArea": "28.00"
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  "label": "Square Feet"
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"name": "Kitchen",
"length": "8.00",
"length1": "8",
"length2": "00",
"width": "7.50",
"width1": "7",
"width2": "6",
"totalArea": "60.00",
"images": [],
"extraAreas": [],
"finalArea": "60.00"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Living Room",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "12.92",
  "width1": "12",
  "width2": "11",
  "totalArea": "134.55",
  "images": [],
  "extraAreas": [
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        "value": "Square_Feet",
        "label": "Square Feet"
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      "name": "Extra ",
      "extraAreaType": "Add",
      "length": "31.00",
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      "length2": "00",
      "width": "1.00",
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    "width2": "00",
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],
"finalArea": "165.55"
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],
"otherComposition": [],
"externalReport": [],
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  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "679939",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "700",
    "squareMeterArea": "65.03",
    "docFinalBuiltUp": "0.00",
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    "docBuiltpPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
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      "squareMeterArea": "53.05",
      "expectedRate": "9619.83",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "685.20",
      "squareMeterArea": "63.66",
      "expectedRate": "8016.53",
      "percentage": "20"
    }
  },
  {
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      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "63.66",
      "expectedRate": "8016.53",
      "percentage": "20"
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  }
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"totalAreaFinalBuiltUpSquareMeter": "0.00",
"totalAreaBuiltpPercentage": "",
"totalAreaSaleablePercentage": "0",
"totalAreaFinalSaleable": "0",
"totalAreaFinalSaleableSquareMeter": "0"
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  "squareMeterArea": "0.00",
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"area": "571",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "5492925.00",
"expectedRate": "9619.83",
"builtUpExpectedRate": "8016.53",
"image": "cases/674eb57be077c54e532ed17f/
indicator_1733741901094_Image.png",
"squareMeter": "53.05",
"id": "161894"
},
{
  "carpetArea": {
    "area": "575.00",
    "squareMeterArea": "53.42",
    "expectedRate": "10229.57",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "64.10",
    "expectedRate": "8524.64",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Residential Flat",
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"floor": "",
"source": "Index_no.2",
"expectedPrice": "5882000.00",
"expectedRate": "10229.57",
"builtUpExpectedRate": "8524.64",
"image": "cases/674eb57be077c54e532ed17f/
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"squareMeter": "53.42",
"id": "615368"
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"carpetArea": {
"area": "529.00",
"squareMeterArea": "49.15",
"expectedRate": "10396.98",
"percentage": ""
},
"builtUpArea": {
"area": "634.80",
"squareMeterArea": "58.97",
"expectedRate": "8664.15",
"percentage": "20"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "6756ce7f821be57904f19621",
"property": "Residential Flat",
"area": "529",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "5500000",
"expectedRate": "10396.98",
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"builtUpExpectedRate": "8664.15",
"image": "cases/674eb57be077c54e532ed17f/
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"squareMeter": "49.15",
"id": "232846"
},
{
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"builtUpArea": {
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"squareMeterArea": "51.38",
"expectedRate": "8499.10",
"percentage": "20"
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"saleableArea": {
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
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    "size": "1801751",
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      "label": "Final PDF Report"
    }
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processingDocuments/1733742229971_IGR04.pdf",
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    "lastName": "Kajvilkar",
    "profilePhoto": "users\\60eeaeddf3dd69653a581316\\
\\profilePhoto_1626255068979_Shyam_Photo.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
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  "note": "Given approx. value\\nTotal Composite \\t\t 7,712.50 \\n\\t\\t\\nABUA\\t\t700\\nFMV
\\t\t 53,98,750.00 \\nRV\\t\t 52,90,775.00 \\nDV\\t\t 43,19,000.00 \\n",
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"assignmentType": {
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"fullAddress": "Residential Flat No. 102, 1st Floor, Building No 54, River Wood Park
Building No. 51, 52, 53, 54 Co-Op. Hsg. Soc. Ltd. , River Wood Park, Kalyan Shil Road,
Village - Sagarli, Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra,
Country - India",
"addressForMap": "",
"caseReferredBy": "",
"contactPersonName": "Mr. Ashish Dhole",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner's Brother",
"rerald": "",
"siteVisitContactNo": "9920440042",
"siteVisitDate": "2024-12-08",
"buildingServicesRate": "2000",
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"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 700.00",
"flatRate": "8500",
"landOtherRate": "6500",
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  "roadFacing": false,
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},
"builtupPercentage": "10",
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"finalSalableArea": "628.80",
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"salablePercentage": "10",
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"toBeAdded": "",
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"finalSaleablePercentage": "0",
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    "leaseTo": "",
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Universal Time)"
}

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Name	Length	Width	Total
Composition :			
Bedroom	10'2"	11'3"	114.37
Toilet	7'00"	4'00"	28.00
Passage	3'00"	8'3"	24.75
Bedroom	11'00"	9'00"	99.00
Toilet	7'00"	4'00"	28.00
Kitchen	8'00"	7'6"	60.00
Living Room	10'5"	12'11"	134.55
Other Composition :			