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{
  "typeOfReport": {
    "label": "Single Flat",
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "toAssess": {
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  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b7d7"
    },
    "firstName": "Pooja Vijaykumar ",
    "type": "CREDITOFFICER",
    "_id": "6678edd94c08775ede702de8",
    "email": "pooja.suryawanshi@sbi.co.in",
    "lastName": "Suryawanshi",
    "mobileNo": "",
    "workMobileNo": "8459191508"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 13232.5,
    "quotedAmount": ""
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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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  "branchCode": "000032",
  "type": "BRANCH",
  "name": "Industrial Finance Branch, Malad (West)",
  "email": "team9.04107@sbi.co.in",
  "mobileNo": "022-28826408",
  "alternateMobileNo": "",
  "address": "Industrial Finance Branch, Near Chincholi Phatak Signal, S. V. Road,
Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA- IFB MALAD",
  "fax": "022-28827773",
  "sendStructuralCertificate": "0"
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  "value": "Residential"
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"zone": {
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  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "email": "vinita.surve@vastukala.org",
  "lastName": "Surve",
  "mobileNo": "9820652818",
  "designation": "",
  "shortName": "V",
  "workWithDocumentMaker": "",
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"label": "Wealth Tax"
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"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
"registrationNo": [
{
"title": {
"value": "Wealth_Tax",
"label": "Wealth Tax"
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"number": "[N]C.C.I.T/I -14/52/2008-09"
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      "dateTime": "2024-12-08",
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  "label": true
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  "value": "97",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "label": false
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  "label": true
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  "key": "CTSNo",
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  "label": true
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  "value": "",
  "label": true
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  "value": "701",
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  "value": "",
  "label": true
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  "value": "",
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  "value": "",
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  "label": false
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  "label": false
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"label": "R.C.C. slab"
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  "label": "Teak wood door frame with flush shutters"
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"windows": {
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  "label": "Powder coated Aluminum sliding windows"
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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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)"
  },
  "whetherCoveredUnderAnyState": {
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"north": "Bani Building",
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"south": "New Paradise CHSL",
"east": "Zenal Apartments"
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
},
"unitBoundaries": {
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    "east": "Staircase",
    "south": "Lift",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "<br />\n(As per Site Inspection, Residential Flat No. 701 &
702 are internally amalgamated with single entrance. For the purpose of valuation, we
have considered area as per Deed of Gift of Flat No. 701 only.)",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not
verified.",
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    "approvePlanVerified": "N.A.",
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    "compoundWall": ""
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  "landAndBuildingDetails": {
    "actualBuildingBoundaries": [],
    "documentsBuildingBoundaries": []
  },
  "apfDetails": {
    "buildings": [],
    "compositions": []
  },
  "compositeRate": {
    "remark": "1)\tAs per Site Inspection, Residential Flat No. 701 & 702 are internally amalgamated with single entrance. For the purpose of valuation, we have considered area as per Deed of Gift of Flat No. 701 only. <br />\n2)\tAs per site flat is 3 BHK and as per sale plan attached with the deed of gift, flat No.701 is 2 BHK flat and Flat No. 702 is 1 BHK flat.<br />\n3)\tAt tie time of inspection building is under maintenance.\n",
    "depreciationPercentage": "31.499999999999996",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "10",
    "depreciatedCostOfConstruction": "31455",
    "depreciatedBuildingRate": "2055"
  },
  "igrRate": {
    "propertyName": "Residential Flat",
    "rate": "160470",
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    "igrImage": "cases/6753f741c5a60c3e016f202a/igr_1733911259539_Image.png",
    "squareMeterGuideLineRate": "168494.00",
    "squareFeetGuideLineRate": "15654.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "5",
    "depreciationPercentage": "79",
    "rate": "13865.00",
    "squareFeetGuideLineRate": "13865.00",
    "squareMeterGuideLineRate": "149242.00"
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  "outgoingDetail": {
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    }
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"propertyTypeOfUseList": {
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  "label": "Owner Occupied"
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"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  }
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  }
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"value": "Completed",
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"year": "2003",
"fullDate": "1/1/2003"
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"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
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"structuralSafety": {
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"label": "Good"
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"protAgainstNatDis": {
"value": "Information_not_available",
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
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},
"appearanceOfTheBuilding": {
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"value": "Good",
"label": "Good"
},
"maintenanceIssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "0",
"label": "No"
},
"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "39",
"ageOfBuilding": "21",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
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"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "1"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1733902254682_Image.png",
    "routeLat": "19.162500",
    "routeLng": "72.839105",
    "stationName": "Goregaon",
    "routeDistance": "2.1 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "kuyw9s",
    "name": "kuyw9s",
    "image": "cases/6753f741c5a60c3e016f202a/
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  }
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"wardrobesQty": "0",
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"showcasesRate": "0",
"totalshowcasesRate": "0",
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"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
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"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "24849450.00"
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"outward": {
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},
"rateVerify": {
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"underConstruction": {
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"externalPainting": {
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"liftInstallation": {
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"passageStaircaseLobbyDevelopment": {
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"label": "External Development & Final Finishing",
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"status": false
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"name": "externalImg_1733901067574_externalImg_1733807836432_IMG20241210WA0055.jpg",
"path": "cases/6753f741c5a60c3e016f202a/externalImg_1733901067574_externalImg_1733807836432_IMG20241210WA0055.jpg",
"orientation": "portrait"
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],
"selfieWithSiteVisitImages": [
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  "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901067686_externallmg_1733807836625_IMG20241210WA0065.jpg",
  "orientation": "portrait"
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    "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901067610_externallmg_1733807836441_IMG20241210WA0057.jpg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67593b0c74fe66bd67c2e741",
    "name": "externallmg_1733901067614_externallmg_1733807836484_IMG20241210WA0059.jpg",
    "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901067614_externallmg_1733807836484_IMG20241210WA0059.jpg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [
  {
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    "_id": "67593d0fbc26c2bda04dd90d",
    "name": "externallmg_1733901582717_1.jpg",
    "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901582717_1.jpg",
    "orientation": "portrait"
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"compositionImages": [
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    "_id": "67593af4bc26c2bda04dd4dc",
    "name": "Living Room",
    "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901044104_externallmg_1733901044104_externallmg_1733807836625_IMG20241210WA0065.jpg"
  }
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mg_1733807822892_IMG20241210WA0029.jpg",
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mg_1733807822902_IMG20241210WA0033.jpg",
  "orientation": "portrait"
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  "_id": "67593af4bc26c2bda04dd4df",
  "name": "Living Room",
  "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901044126_externall
mg_1733807822927_IMG20241210WA0036.jpg",
  "orientation": "portrait"
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  "name": "Living Room",
  "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901044129_externall
mg_1733807822931_IMG20241210WA0037.jpg",
  "orientation": "portrait"
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  "_id": "67593af4bc26c2bda04dd4e1",
  "name": "Living Room",
  "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901044135_externall
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  "orientation": "portrait"
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  "_id": "67593af4bc26c2bda04dd4e3",
  "name": "Living Room",
  "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901044152_externall
mg_1733807822981_IMG20241210WA0042.jpg",
  "orientation": "portrait"
},
{
  "status": false,
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    "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901044165_externallmg_1733807823005_IMG20241210WA0043.jpg",
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    "name": "Living Room",
    "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901044168_externallmg_1733807823009_IMG20241210WA0044.jpg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67593af4bc26c2bda04dd4e8",
    "name": "Living Room",
    "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901044197_externallmg_1733807823063_IMG20241210WA0032.jpg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67593b0c74fe66bd67c2e73b",
    "name": "Living Room",
    "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901067542_externallmg_1733807836350_IMG20241210WA0051.jpg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/6753f741c5a60c3e016f202a/externallmg_1733901067555_externallmg_1733807836356_IMG20241210WA0052.jpg",
    "orientation": "portrait"
  }
]
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"indicatorRange": {
  "carpetRateRange": {
    "min": "28610.00",
    "max": "32000.00"
  },
  "builtUpRateRange": {
    "min": "23841.00",
    "max": "26667.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "isEditable": true
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    "isEditable": true
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    "estimatedValue": "0.00",
    "status": true,
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
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"isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "790.00",
"empanelmentNo": [
  "SME/TCC/2021-22/86A/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6753f741c5a60c3e016f202a",
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"ownerName": "Smt. Aruna Rajendra Shah",
"ownerPhoneNo": "8080880769",
"appAddress": "Flat no 701 floor 7th Bldg Krishna Apartment Co-op HSG Soc Ltd
Lokmanya Tilak Nagar Road no 6 Goregaon West Mumbai 400062",
"remark": "Flat Amalgamated 701 & 702 ",
"documents": [
  {
    "documentType": {
      "value": "60ae1253aa6d152c1801b323",
      "label": "Deed Of Gift"
    },
    "inputs": {
      "documentDate": "08/03/2022",
      "remark": "Registration No. 3859/2022",
      "from": {
        "value": "Donor",
        "label": "Donor"
      },
      "Donor": "Smt. Aruna Rajendra Shah",
      "to": {
        "value": "donee",
        "label": "donee"
      },
      "donee": "Mr. Mrugesh Rajendra Shah"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "415625",
    "path": "cases/6753f741c5a60c3e016f202a/
document_1733555917110_1733555914368_krishna_701.pdf",
    "fileName": "document_1733555917110_1733555914368_krishna_701.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "29/08/2002",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
]
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    },
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  },
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  "displayStatus": false,
  "id": "901342",
  "path": "cases/6753f741c5a60c3e016f202a/document_1733913978782_CC.pdf",
  "fileName": "document_1733913978782_CC.pdf"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "remark": " bearing Nos. 086 to 090 having 5 Shares of Rs. 50/- each transferred in
the name of Mrugesh R. Shah by Krishna Apartment Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 018"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "804939",
  "path": "cases/6753f741c5a60c3e016f202a/
document_1733914432571_183559.pdf",
  "fileName": "document_1733914432571_183559.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "27/02/2003",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CHE/8163/BP(WS)/AP"
```

```
    },
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    "displayStatus": false,
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document_1733920862715_Krishna_apartment__OC.pdf",
    "fileName": "document_1733920862715_Krishna_apartment__OC.pdf"
  }
],
"caseNumber": "012915",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "827923",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Dec 07 2024 07:20:33 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Smt. Aruna Rajendra Shah",
    "phone": "8080880769",
    "ownershipShare": "50%",
    "email": "",
    "id": "814341"
  },
  {
    "name": "Mr. Mrugesh Rajendra Shah",
    "phone": "",
    "email": "",
    "ownershipShare": "50",
    "id": "989510"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "12",
    "name": "Living Room",
    "length": ""
  }
]
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"extraAreas": []
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "",
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  "width2": "6",
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  "images": [],
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "width2": "1",
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  "finalArea": "182.26",
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    "label": "Square Feet"
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  "length": "",
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  "length2": "11",
  "width": "",
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  "width2": "3",
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  "images": [],
  "finalArea": "32.31",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "",
  "length1": "14",
  "length2": "5",
  "width": "",
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  "width2": "6",
  "totalArea": "209.04",
  "images": [],
  "finalArea": "209.04",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Passage",
  "length": "",
  "length1": "6",
  "length2": "6",
```



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"totalArea": "23.29",
"images": [],
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"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Toilet",
  "length": "",
  "length1": "8",
  "length2": "10",
  "width": "",
  "width1": "3",
  "width2": "8",
  "totalArea": "32.39",
  "images": [],
  "finalArea": "32.39",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Passage",
  "length": "",
  "length1": "8",
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  "width": "",
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  "width2": "0",
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  "images": [],
  "finalArea": "50.50",
  "extraAreas": []
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{
  "measurementType": {
```

```
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "",
  "length1": "11",
  "length2": "7",
  "width": "",
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  "width2": "10",
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  "images": [],
  "finalArea": "113.90",
  "extraAreas": []
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "",
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  "length2": "3",
  "width": "",
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  "width2": "3",
  "totalArea": "20.31",
  "images": [],
  "finalArea": "20.31",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Bedroom",
  "length": "",
  "length1": "20",
  "length2": "4",
  "width": "",
  "width1": "10",
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"width2": "2",
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"images": [],
"finalArea": "206.72",
"extraAreas": []
},
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Toilet",
  "length": "",
  "length1": "6",
  "length2": "2",
  "width": "",
  "width1": "7",
  "width2": "3",
  "totalArea": "44.71",
  "images": [],
  "finalArea": "44.71",
  "extraAreas": []
}
],
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Ltd., Plot No. 97, L. T. Road No. 6, Off. M. G. Road, Near Rosary Church, Village -
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Name	Length	Width	Total
Composition :			
Living Room	17'8"	14'11"	263.53
Passage	6'4"	3'6"	22.17
Bedroom	12'1"	15'1"	182.26
Toilet	3'11"	8'3"	32.31
Kitchen	14'5"	14'6"	209.04
Passage	6'6"	3'7"	23.29
Toilet	8'10"	3'8"	32.39
Passage	8'5"	6'0"	50.50
Bedroom	11'7"	9'10"	113.90
Toilet	6'3"	3'3"	20.31
Bedroom	20'4"	10'2"	206.72

Toilet	6'2"	7'3"	44.71
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Other
Composition :
