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{
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    "firstName": "Surendra",
    "type": "CREDITOFFICER",
    "_id": "659e42a602c44c777bae2d2f",
    "lastName": "Kamble",
    "mobileNo": "",
    "workMobileNo": "8689869332",
    "email": "2sbi.14677@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"
},
"client": {
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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000167",
  "type": "BRANCH",
  "name": "HLC CBD Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
  "alternateMobileNo": "",
  "address": "Home Loan Centre, Belapur , Tower No 4, 5th floor , CBD Belapur
Railway station Complex , CBD Belapur - 400614",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "role": "PICKUPPERSON",
  "firstName": "Ravindra",
  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
},
"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
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  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdcf2",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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  "designation": ""
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"lastName": "Rasam",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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  "number": "CAT-I-F-1763"
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  "title": {
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    "label": "Chartered Engineer"
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19.16033084497855
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  "label": false
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  "label": true
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  "label": false
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  "key": "suburb",
  "value": "Dombivali (East)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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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"
  },
  "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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    "south": "River Wood Park Road ",
    "east": "Internal Road & Leesia Home Apartment "
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    "south": "Details not available ",
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  "unitBoundaries": {
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      "west": "Marginal Space "
    }
  },
}
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
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the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"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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"igrRate": {
  "propertyName": "Flat",
  "rate": "58300",
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  "squareMeterGuideLineRate": "64130.00",
  "squareFeetGuideLineRate": "5958.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "58300.00",
  "squareMeterGuideLineRate": "64130.00",
  "squareFeetGuideLineRate": "5958.00"
},
"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
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    "label": "Average"
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"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Stilt Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2022",
    "fullDate": "1/1/2022"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  }
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},
"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
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"label": "Yes"
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"groundStilt": {
"value": "stilt",
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},
"yearOfConstructionAsPer": {
"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "24",
"flatFloorNo": "12",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
"area": "667.70",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67567ee0cfae933db22bfbf9/
routeMap_1734093074080_Image.png",
"routeLat": "19.160778",
"routeLng": "73.071278",
"stationName": "Nilje",
"routeDistance": "2.7 Km. ",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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  {
    "id": "kijo7",
    "name": "kijo7",
    "image": "cases/67567ee0cfae933db22bfbf9/
routeMap_1734092947421_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"bookValue": "0",
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"outward": {
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  "number": "2309594",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
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  "isHideFloor": false,
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},
"externalBrickWork": {
  "label": "External Brick Work",
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  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
  "label": "External Plastering",
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  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
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"floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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},
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  "status": true
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  "selectedBuildUpValue": "667.70",
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},
"reportImages": {
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      "name": "externallmg_r_1734000733269_1734000644294_image_18.jpg",
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externallmg_r_1734000733269_1734000644294_image_18.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "status": false,
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      "orientation": "portrait"
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      "status": false,
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externallmg_r_1734000686969_1734000644294_image_7.jpg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "675ac06874fe66bd67c3d842",
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    "name": "externallmg_r_1734000703748_1734000644294_image_10.jpg",
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    "orientation": "portrait"
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    "orientation": "portrait"
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externallmg_r_1734000717598_1734000644294_image_13.jpg",
    "orientation": "portrait"
  },
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    "status": false,
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externallmg_r_1734000693149_1734000644294_image_8.jpg",
    "orientation": "portrait"
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    "path": "cases/67567ee0cfae933db22bfbf9/
externallmg_r_1734000733269_1734000644294_image_18.jpg",
    "orientation": "portrait"
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    "path": "cases/67567ee0cfae933db22bfbf9/
externallmg_1734093226203_Picture5.jpg",
    "orientation": "portrait"
  },
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "10397.00"
  },
  "builtUpRateRange": {
    "min": "8017.00",
    "max": "8665.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
  },
  "showcases": {
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"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",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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"title": "Potential value, if any",
"quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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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": {
"label": "Approximate Rate Lead",
"value": "APPROXIMATE_LEAD"
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siteVisitType": "PARTIAL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
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"finalValuationArea": "607.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Suman Mahendra Bera & Mrs. Sipra Mahendra Bera ",
"ownerPhoneNo": "9594295032",
"appAddress": "flat no .1206 .12 th floor Bldg no 2 River Wood park sagarli Thane ",
"remark": "SSL Subhash Daware ",
"documents": [
  {
    "documentType": {
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "04/12/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Nitin Nagesh Chittal",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Suman Mahendra Bera & Mrs. Sipra Mahendra Bera ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "23316 / 2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "fileName": "document_1733721821612_1733721819814_Suman_M_Bera_sbi_Racpc_Belapur_1.pdf"
  }
]
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},
{
  "documentType": {
    "value": "60ae1258aa6d152c1801b337",
    "label": "Full Occupation Certificate"
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  "inputs": {
    "documentDate": "31/07/2023",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    }
  },
  "remark": " for 15th to 24th upper Floors and Building Type U-5 No.4 - Stilt + 1st to
3rd floor podium + 1st floor to 24th floors.",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "95 / 135 / TMC / TDD / APL / 00047"
},
"isHardCopy": false,
"displayStatus": false,
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  "inputs": {
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  },
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  "path": "cases/67567ee0cfae933db22bfbf9/
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  "id": "422711",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Dec 13 2024 11:57:07 GMT+0000 (Coordinated Universal Time)"
},
{
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
  },
  "remark": " for Building Type U-3 No. 2 Stilt + 3 Floor Podium + 1st floor to 14
floors",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "95 / 135 / TMC / TDD / 68 "
},
"isHardCopy": false,
"displayStatus": false,
"id": "473630",
"path": "cases/67567ee0cfae933db22bfbf9/
document_1734093847582_Agreement1.pdf",
"fileName": "document_1734093847582_Agreement1.pdf"
}
],
"caseNumber": "012934",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "852122",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 09 2024 05:23:44 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Suman Mahendra Bera & Mrs. Sipra Mahendra Bera ",
    "phone": "9594295032",
    "ownershipShare": "",
    "email": "",
    "id": "650426"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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"composition": [  
  {  
    "measurementType": {  
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      "label": "Square Feet"  
    },  
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    "name": "Living Room",  
    "length": "9.00",  
    "length1": "9",  
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    "width1": "6",  
    "width2": "8",  
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    "images": [],  
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    "extraAreas": []  
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    },  
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    "name": "Kitchen",  
    "length": "9.00",  
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    "width2": "8",  
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      "label": "Square Feet"  
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    "name": "Bedroom",  
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"length2": "4",
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  "length": "3.00",
  "length1": "3",
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  "width1": "6",
  "width2": "00",
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        "value": "Square_Feet",
        "label": "Square Feet"
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      "name": "Extra ",
      "extraAreaType": "Add",
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      "length1": "3",
      "length2": "00",
      "width": "6.42",
      "width1": "6",
      "width2": "5",
      "totalArea": "19.25"
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  ],
  "finalArea": "37.25"
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  "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "6.67",
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  "length2": "8",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "28.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.33"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "6",
  "name": "Toilet",
  "length": "6.67",
  "length1": "6",
  "length2": "8",
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  "width1": "4",
  "width2": "00",
  "totalArea": "26.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.67"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "10.75",
  "length1": "10",
  "length2": "9",
  "width": "8.75",
  "width1": "8",
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"width2": "9",
"totalArea": "94.06",
"images": [],
"extraAreas": [],
"finalArea": "94.06"
}
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"otherComposition": [
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  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Cupboard",
    "value": "Cupboard"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "28.00",
  "length1": "28",
  "length2": "00",
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  "width1": "1",
  "width2": "00",
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  "images": [],
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  "percentage": "100"
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{
  "toBeAdded": {
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    "value": "Carpet"
  },
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    "value": "Flower_Bed_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
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  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "64.00",
  "images": [],
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  "finalArea": "64",
  "percentageBeforeTotal": "64.00",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
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      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "56.39",
    "totalAreaDocument": "607",
    "docBultupPercentage": "10",
    "docFinalBultUp": "667.70",
    "docFinalBultUpSquareMeter": "62.03",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "511559"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "529.00",
      "squareMeterArea": "49.15",
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    "expectedRate": "10396.98",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "58.97",
    "expectedRate": "8664.15",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": true,
  "_id": "675c1a4f74fe66bd67c489da",
  "property": "Flat",
  "area": "529",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "5500000",
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Emerald Tower Co-Op. Hsg. Soc. Ltd. , Kalyan Shill Road, Village - Sagarli, Dombivali
(East), Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra, Country -
India",
"addressForMap": "",
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"siteVisitContactNo": "9152980475",
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Area in Sq. Ft. = 37.00\n",
"finalBuiltupArea": "680.04",
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Ft. = 28.00\nFlower Bed Area in Sq. Ft. = 64.00\n\n",
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}

Name	Length	Width	Total
Composition :			
Living Room	9'0"	6'8"	60.00
Kitchen	9'00"	6'8"	60.00
Bedroom	8'4"	10'9"	89.58
Passage	3'00"	6'00"	18.00
Toilet	6'8"	4'3"	28.33
Toilet	6'8"	4'00"	26.67
Bedroom	10'9"	8'9"	94.06
Other Composition :			
Cupboard	28'00"	1'00"	28.00
Flower Bed Area	64'00"	1'00"	64.00