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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Rajesh",
    "type": "CREDITOFFICER",
    "_id": "653de381d6fbd83553d3f51a",
    "lastName": "KUMAR",
    "mobileNo": "",
    "workMobileNo": "7892953881",
    "email": "1coorddesk.rasmecbhy@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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  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RASMECCC Bhayandar",
  "email": "Coorddesk.rasmecbhy@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "RASMECCC Bhayandar Branch Unit No. 101, 102, 103B, 1st Floor, IT
Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, Opp. Maxus Mall, Bhayander
(West), Thane – 401 101, 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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"staff": {
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  "email": "amitsalvi2909@gmail.com",
  "lastName": "Salvi",
  "mobileNo": "7499830659",
  "shortName": "Amit",
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  "profilePhoto": "users/659ccce98f39506e83489828/
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"siteEngineer": {
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  "_id": "62720a36afd7d55eddedc4a7",
  "role": "SITEENGINEER",
  "firstName": "Anwar",
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  "lastName": "Shaikh",
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  "shortName": "AS",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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  "role": "MAKER",
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"email": "jayaraja@vastukala.org",
"lastName": "Acharya",
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"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
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"lastName": "Chalikwar",
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        "label": "Chartered Engineer"
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  "workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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  "value": "BANK"
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72.82548837823452,
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  "visitedDate": [
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    {
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  "underConstruction": false
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  "label": true
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  "label": true
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  "label": true
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  "label": false
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"label": false
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  "label": true
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  "label": false
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  "value": "",
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  "key": "selectNo",
  "value": "105",
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  "value": "",
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  "value": "PIN - 401 209",
  "label": false
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  "key": "suburb",
  "value": "",
  "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": "Vitrified tiles flooring"
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  "doors": {
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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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  "fittings": {
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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": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "Vasai_Virar_City_Municipal_Corporation",
    "label": "Vasai Virar City Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
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    "west": "'C' Wing of Chandresh Vaibhav CHSL",
    "south": "Festival Apartment",
    "east": "Neminath Nagar Apartment"
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  "asPerDocumentAgreement": {
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    "west": "Survey No. 116 Hissa No. 2/1 & 2/2 (As per RERA)",
    "south": "Survey No. 115 (As per RERA)",
    "east": "Survey No. 117 (As per RERA)"
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  "unitBoundaries": {
    "asPerActual": {
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      "east": "Duct",
      "south": "Marginal Space",
      "west": "Flat No. 106"
    }
  },
}
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"asPerDocument": {
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  "east": "Marginal Space",
  "south": "Marginal Space",
  "west": "Passage / Lift / Flat No. 106"
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  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Flowerbed Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.\n\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "As per site inspection, C & D Wing area inter connected and said flat in 'C'
wing. ",
  "depreciationPercentage": "",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {

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"propertyName": "Residential Flat",
"rate": "47100",
"landRate": "13100",
"igrImage": "cases/67664cc01f06b62faf378960/igr_1734945886581_Image.png",
"squareMeterGuideLineRate": "47100.00",
"squareFeetGuideLineRate": "4376.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "47100.00",
  "squareMeterGuideLineRate": "47100.00",
  "squareFeetGuideLineRate": "4376.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per VVCMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Vacant flat in normal condition"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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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"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"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"
},
"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
}
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "1",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "405.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67664cc01f06b62faf378960/
routeMap_1734934461690_Image.png",
    "routeLat": "19.411748",
    "routeLng": "72.825818",
    "stationName": "Nalasopara",
    "routeDistance": "1.4 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
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"type": "Point"
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  "finallatlng": false
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    "id": "cotnk9",
    "name": "cotnk9",
    "image": "cases/67664cc01f06b62faf378960/
routeMap_1734934350624_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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"distressValuePercentage": "80",
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"outward": {
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},
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"underConstruction": {
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    "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
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  "status": false
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  "status": false
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  "status": true
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      "path": "cases/67664cc01f06b62faf378960/externallmg_1734934173069_externall
mg_1734771935240_WhatsApp_Image_20241221_at_141628_2.jpeg",
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mage_20241221_at_141627.jpeg",
      "path": "cases/67664cc01f06b62faf378960/externallmg_1734934173028_externall
mg_1734771935214_WhatsApp_Image_20241221_at_141627.jpeg",
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}
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/67664cc01f06b62faf378960/externallmg_1734934172939_externallmg_1734771935082_WhatsApp_Image_20241221_at_141637_1.jpeg",
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    "status": false,
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    "max": "13039.00"
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  "builtUpRateRange": {
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    "max": "11853.00"
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  "saleableRateRange": {
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    "max": "0.00"
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    "quantity": "0.00",
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    "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
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"isEditable": true
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"ratePerUnit": "",
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"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
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type": "CASE",
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],
}
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"paymentStatus": "NA",
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"_id": "67664cc01f06b62faf378960",
"ownerName": "Mr. Gyanchandra Jayprakash Pandey",
"ownerPhoneNo": "8655363073",
"appAddress": "FLAT NO 105 C-D WING CHANDRESH VAIBHAV CHS LTD VILLAGE
ACHOLE ROAD NALLASOPARA EAST PALGHAR ",
"remark": "sourcing shanu singh 8303647679",
"documents": [
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      "label": "Agreement for sale"
    },
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Shree Ashoka Buildcon",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Gyanchandra Jayprakash Pandey & Mrs. Shailja Dwivedi",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": " 21750/2024"
    },
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5051_GYANCHANDRA_PANDEY__AGREEMENT.pdf",
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EY__AGREEMENT.pdf"
  },
  {
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"inputs": {
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    "label": "Vasai Virar City Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": " VVCMC / TP / RDP / VP-6391 / 297 / 2022-23 "
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"fileName": "document_1734936958360_2_Commencement_Certificates___NA_Or
der_for_plotted_development_1.pdf"
},
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    "label": "RERA Certificate"
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    "number": {
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      "label": "No"
    },
    "No": " P99000033830"
  },
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      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " VVCMC/OC/VP-6391/20/FO/2024/APL/00037"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/67664cc01f06b62faf378960/document_1734945176476_OC.pdf",
  "fileName": "document_1734945176476_OC.pdf"
}
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"caseNumber": "013246",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "333453",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Dec 21 2024 05:06:08 GMT+0000 (Coordinated Universal Time)"
  }
]
],
"owners": [
  {
    "name": "Mr. Gyanchandra Jayprakash Pandey",
    "phone": "8655363073",
    "ownershipShare": "",
    "email": "",
    "id": "461689"
  },
  {
    "name": "Mrs. Shailja Dwivedi",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "183791"
  }
]
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"siteInspection": [],
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      "label": "Square Feet"
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    "images": [],
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      "label": "Square Feet"
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    "name": "Kitchen",
    "length": "6.83",
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    "width": "10.17",
    "width1": "10",
    "width2": "2",
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    "extraAreas": [],
    "finalArea": "69.47"
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      "label": "Square Feet"
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"width2": "3",
"totalArea": "93.96",
"images": [],
"extraAreas": [],
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "6.17",
  "width1": "6",
  "width2": "2",
  "totalArea": "24.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.67"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "6.50",
  "length1": "6",
  "length2": "6",
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  "width2": "8",
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  "images": [],
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    "finalArea": "23.83"
  }
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"otherComposition": [
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    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Flowered Area",
      "value": "Flowered_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "length": "2.33",
    "length1": "2",
    "length2": "4",
    "width": "8.75",
    "width1": "8",
    "width2": "9",
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    "images": [],
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    "percentageBeforeTotal": "20.42",
    "percentage": "100"
  }
],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "792890",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "369",
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"squareMeterArea": "34.28",
"docFinalBuiltUp": "405.9",
"docFinalBuiltUpSquareMeter": "37.708",
"docBuiltupPercentage": "10",
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"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"images": [],
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    "squareMeterArea": "43.20",
    "expectedRate": "9139.78",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "47.52",
    "expectedRate": "8308.90",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Residential Flat",
  "area": "465",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "4250000.00",
  "expectedRate": "9139.78",
  "builtUpExpectedRate": "8308.90",
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  "squareMeter": "43.20",
  "id": "541861"
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    "squareMeterArea": "34.28",
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  "builtUpArea": {
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    "squareMeterArea": "37.71",
    "expectedRate": "8536.59",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
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  "area": "369",
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  "floor": "",
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  "expectedRate": "9390.24",
  "builtUpExpectedRate": "8536.59",
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  "id": "941952"
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    "squareMeterArea": "39.95",
    "expectedRate": "9302.33",
    "percentage": ""
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  "builtUpArea": {
    "area": "473.00",
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"squareMeterArea": "43.94",
"expectedRate": "8456.66",
"percentage": "10"
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"saleableArea": {
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  "expectedRate": "0.00",
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"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"extendOfSiteRemark": "<br />\nAll the above areas are within 2% of the Agreement
for Sale Area. The above calculations and detailed measurements taken by us prove
```

that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",

```
"finalBuiltupArea": "397.80",
"finalCarpetArea": "361.64",
"finalSalableArea": "397.80",
"salablePercentage": "0",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 341.22 \nFlowerbed Area in Sq.
Ft. = 20.42\n<br />",
"toBeAdded": "",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalSaleablePercentage": "0",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 369.00",
"reportGeneratedDate": "Mon Dec 23 2024 06:01:41 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-12-20",
"buildingServicesRate": "2500",
"flatRate": "10200",
"landOtherRate": "7700",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
}
}
```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	8'11"	14'6"	129.29
Kitchen	6'10"	10'2"	69.47
Bedroom	9'2"	10'3"	93.96
Toilet	4'00"	6'2"	24.67
Toilet	6'6"	3'8"	23.83
Other Composition :			
Flowered Area	2'4"	8'9"	20.42