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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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    "value": "Direct"
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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": {
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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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    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "2500"
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "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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"client": {
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  "type": "BANK",
  "name": "State Bank of India",
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  "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": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "63fc575ece84bf289ba9e82d",
  "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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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"maker": {
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  "role": "MAKER",
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"valuers": [
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    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  },
  "type": "EMPLOYEE",
  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
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      "_id": "60af80072ffdf65bcd658651",
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  {
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      "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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  "longitude": "72.8197131447418"
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      "dateTime": "2024-12-31",
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    "name": "Country",
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    "label": false
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    "key": "village",
    "value": "Charkop",
    "label": true
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    "value": "3",
    "label": false
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  "value": "Charkop Village, Kandivali (West), Mumbai",
  "label": false
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  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "440",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "32",
  "label": false
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  "label": true
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  "key": "khataNo",
  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"roof": {
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  "label": "R.C.C. slab"
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  "label": "Vitrified tiles flooring"
},
"doors": {
  "value": "Teak_wood_door_frame_with_flush_shutters",
  "label": "Teak wood door frame with flush shutters"
},
"windows": {
  "value": "Powder_coated_Aluminum_sliding_windows",
  "label": "Powder coated Aluminum sliding windows"
},
"fittings": {
  "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering"
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"general": {
  "ownership": {
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    "label": "Joint Ownership"
  },
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    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  }
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"asPerActualAgreement": {
  "north": "Padmakuver Building",
  "west": "Residential Building",
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  "east": "Road"
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"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Lobby",
    "south": "Flat No. 31",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.\n\n",
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"approvePlanVerified": "N.A.",
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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "18663.5",
  "depreciatedBuildingRate": "1363.4999999999998"
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"igrRate": {
  "propertyName": "Residential",
  "rate": "138520",
  "landRate": "59310",
  "igrImage": "cases/6773d6dc95b033db3f4de4d6/igr_1735800078074_Image.png",
  "squareMeterGuideLineRate": "117742.00",
  "squareFeetGuideLineRate": "10939.00"
},
"igrFinalRate": {
  "floorRatePercentage": "85",
  "depreciationPercentage": "81",
  "rate": "9907.00",
  "squareFeetGuideLineRate": "9907.00",
  "squareMeterGuideLineRate": "106640.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Seller_Occupied",
    "label": "Seller Occupied"
  }
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"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 MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "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": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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"date": "1",
"month": "1",
"year": "1992",
"fullDate": "1/1/1992"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"value": "Good",
"label": "Good"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
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"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
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"groundStilt": {
"value": "ground",
"label": "Ground"
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},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "27",
"ageOfBuilding": "33",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "404.00",
"areaType": "Built Up",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement for sale"
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routeMap_1740055667825_Image.png",
    "routeLat": "19.207600",
    "routeLng": "72.819440",
    "stationName": "Dahanukarwadi",
    "routeDistance": "2 km.",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "llf9u",
    "name": "llf9u",
    "image": "cases/6773d6dc95b033db3f4de4d6/
routeMap_1735793943385_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"totalshowcasesRate": "0",
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  "status": false
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  "status": true
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    "name": "Living Room",
    "path": "cases/6773d6dc95b033db3f4de4d6/externallmg_r_1735793642899_externallmg_r_1735789097411_TimePhoto_20250101_131313.jpg",
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      "name": "Living Room",
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      "orientation": "portrait"
    }
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  "builtUpRateRange": {
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    "max": "22444.00"
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  "saleableRateRange": {
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    "max": "0.00"
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  "ratePerUnit": "0.00",
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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,
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"paymentStatus": "NA",
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"ownerName": "Mr. Umesh Chandrakant Shetty",
"ownerPhoneNo": "9594020077",
"appAddress": "Flat no. 32, 3rd Floor, Highland Corner, Charkop, Kandivali West ",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Smt. Neha Ashok Ganatra",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Umesh Chandrakant Shetty & Mrs. Priyanka Umesh Shetty",
      "number": {
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    "label": "Occupancy Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
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      "label": "No"
    }
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"fileName": "document_1740043313158_OC.pdf"
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    "label": "Share Certificate "
  },
  "inputs": {
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transferred dated 03/05/2023 in the name of Ms. Neha A. Ganatra issued by Highland
Corner Co-op. Hsg. Soc. Ltd.",
    "number": {
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    "label": "No"
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  "No": " 14"
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"fileName": "document_1740049209173_Share_Certificate.pdf"
}
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Dec 31 2024 11:34:52 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Umesh Chandrakant Shetty",
    "phone": "9594020077",
    "ownershipShare": "",
    "email": "",
    "id": "577316"
  },
  {
    "name": "Mrs. Priyanka Umesh Shetty",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": "",
    "id": "313940"
  }
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"proposePurchasers": [
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  {
    "name": "Mrs. Priyanka Umesh Shetty",
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"phone": "",
"email": "",
"ownershipShare": ""
}
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    "label": "Square Feet"
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  "id": "944637",
  "name": "Living Room",
  "length": "15.58",
  "length1": "15",
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  "width": "9.50",
  "width1": "9",
  "width2": "6",
  "totalArea": "148.04",
  "images": [],
  "extraAreas": [],
  "finalArea": "148.04"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "7.92",
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  "length2": "11",
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  "width1": "3",
  "width2": "3",
  "totalArea": "25.73",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.73"
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  },
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  "name": "Kitchen",
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  "length2": "4",
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  "width2": "4",
  "totalArea": "65.44",
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  "extraAreas": [],
  "finalArea": "65.44"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "3",
  "name": "Bathroom",
  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "22.22",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.22"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "WC",
  "length": "4.25",
  "length1": "4",
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  "width": "3.25",
  "width1": "3",
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  "length1": "10",
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  "width2": "11",
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  "images": [],
  "finalArea": "110.08",
  "extraAreas": []
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"otherComposition": [],
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
    "id": "330303",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "404",
    "squareMeterArea": "37.53",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
]
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}
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"images": [],
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      "squareMeterArea": "31.05",
      "expectedRate": "26932.40",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "401.00",
      "squareMeterArea": "37.25",
      "expectedRate": "22443.89",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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    "floor": "Middle",
    "source": "Nobroker.com",
    "expectedPrice": "9000000",
    "expectedRate": "26932.40",
    "builtUpExpectedRate": "9000000",
    "image": "cases/6773d6dc95b033db3f4de4d6/
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    "squareMeter": "37.25",
    "id": "373345"
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  {
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      "squareMeterArea": "39.95",
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"percentage": ""
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  "expectedRate": "19186.05",
  "percentage": "20"
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  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"area": "430",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "Middle",
"source": "Nobroker.com",
"expectedPrice": "9900000",
"expectedRate": "23023.26",
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indicator_1735799698823_Image.png",
"squareMeter": "39.95",
"id": "392897"
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{
  "carpetArea": {
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    "squareMeterArea": "42.50",
    "expectedRate": "20765.03",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "51.00",
    "expectedRate": "17304.19",
    "percentage": "20"
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  "saleableArea": {
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"area": "0.00",
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"area": "549",
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"floor": "2",
"source": "Index_no.2",
"expectedPrice": "9500000",
"expectedRate": "20765.03",
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indicator_1735799797447_Image.png",
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"area": "224.17",
"squareMeterArea": "20.83",
"expectedRate": "20966.23",
"percentage": ""
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"builtUpArea": {
"area": "269.00",
"squareMeterArea": "24.99",
"expectedRate": "17472.12",
"percentage": "20"
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"saleableArea": {
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"expectedRate": "0.00",
"percentage": ""
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"area": "269",
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Ltd., Highland Complex, M. G. Road, Village - Charkop, Taluka - Borivali, District -
Mumbai Suburban, Charkop Village, Kandivali (West), Mumbai, PIN - 400 067, State -
Maharashtra, India",
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	15'7"	9'6"	148.04
Passage	7'11"	3'3"	25.73
Kitchen	6'4"	10'4"	65.44
Bathroom	5'4"	4'2"	22.22
WC	4'3"	3'3"	13.81
Bedroom	10'1"	10'11"	110.08
Other Composition :			