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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "creditOfficer": {
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    },
    "firstName": "Pradeep",
    "type": "CREDITOFFICER",
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    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9930079263",
    "email": "bmmsro0623@centralbank.co.in"
  },
  "fees": {
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    "expectedFees": 155,
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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": "Central Bank of India",
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  "initial": "CBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "0623",
  "mobileNo": "02225281806",
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  "fax": "",
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Chembur-400071"
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  "value": "Residential"
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"zone": {
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"_id": "60b7189d2ffdf65bcd65882b",
"role": "PICKUPPERSON",
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"lastName": "Kasare",
"mobileNo": "9167204055",
"shortName": "RBK",
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"siteEngineer": {
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"role": "FRONTDESK",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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"lastName": "Kuperkar",
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  {
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    "role": "VALUER",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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  "value": "BANK"
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      "remark": "bankar sujeet Ratnkar "
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      "dateTime": "2025-01-09",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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    "label": true
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  "label": false
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  "label": true
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  "label": false
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  "value": "Malad (East)",
  "label": false
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},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Ceramic Tile Flooring"
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    "label": "Aluminium Sliding Windows with window grills"
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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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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Slum Area ",
  "south": "Chincholi Road",
  "east": "Slum Area "
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "east": "Marginal Space ",
    "south": "Flat No. 111",
    "west": "Passage & Flat No. 112"
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  "asPerDocument": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "1344",
  "depreciatedCostOfConstruction": "19656.00",
  "depreciatedBuildingRate": "1456"
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  "rate": "175910",
  "landRate": "85730",
  "igrImage": "cases/677e5d65fb7886cd95a30173/igr_1736493612018_Image.png",
  "squareMeterGuideLineRate": "175910.00",
  "squareFeetGuideLineRate": "16343.00"
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  "squareMeterGuideLineRate": "147052.00"
},
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal "
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "N.A"
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  "partitions": {
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"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1993",
  "fullDate": "1/1/1993"
},
"planningArea": {
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  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
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"value": "Standard",
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"value": "Good",
"label": "Good"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
"value": "Normal",
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"maintenancelssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "ground",
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},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "28",
"ageOfBuilding": "32",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "276.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1736504222238_Image.png",
    "routeLat": "19.177139",
    "routeLng": "72.849694",
    "stationName": "Malad ",
    "routeDistance": "1.3 km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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  }
]
},
"valuation": {
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    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4520880.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
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    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
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  "externalBrickWork": {
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    "isHideFloor": false,
    "status": false
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},
"internalPlastering": {
  "label": "Internal Plastering",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Window",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
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"percentage": "0.00",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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"frontPageImages": [
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  }
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "orientation": "portrait"
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    "status": false,
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    "_id": "6780a21b27fcec82c838648a",
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    "path": "cases/677e5d65fb7886cd95a30173/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6780a1d507ae52830a7398e8",
    "name": "externallmg_1736483199401_1736483194838_image_0.jpeg",
    "path": "cases/677e5d65fb7886cd95a30173/
externallmg_1736483199401_1736483194838_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "path": "cases/677e5d65fb7886cd95a30173/
externallmg_1736483261777_1736483180322_image_6.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "17879.00",
    "max": "22174.00"
  },
  "builtUpRateRange": {
    "min": "14899.00",
    "max": "18479.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": false
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  "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",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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"quantity": "0.00",
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"status": true,
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},
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
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"SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"type": "CASE",
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  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "230.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "677e5d65fb7886cd95a30173",
"ownerName": "Mr. Suhas Rajaram Sakpal & Mrs. Karishma Suhas Sakpal ",
"ownerPhoneNo": "8767044131",
"appAddress": "flat no 110 B wing vishava A&B wing chs Ltd Govind Nagar Near
chinholi Gate Malad East ",
"remark": "bankar sujeet Ratnkar ",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "29/12/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mrs. Akkaya A. Poojary ",
      "to": {
        "value": "Transferee",
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    "label": "Transferee"
  },
  "Transferee": "Mr. Suhas Rajaram Sakpal & Mrs. Karishma Suhas Sakpal ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "27856 / 2024"
},
"isHardCopy": false,
"displayStatus": true,
"id": "201869",
"path": "cases/677e5d65fb7886cd95a30173/
document_1736334685326_1736334683557_Suhas_sakpal_cbi_Bank_chembur.pdf",
"fileName":
"document_1736334685326_1736334683557_Suhas_sakpal_cbi_Bank_chembur.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "04/08/1993",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE / 5544 / BP(WS) / AP"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1736499300255_227416.pdf",
  "path": "cases/677e5d65fb7886cd95a30173/
document_1736499300255_227416.pdf",
  "id": "727391",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Jan 10 2025 08:55:00 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1266aa6d152c1801b379",
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    "label": "Society NOC Letter"
  },
  "inputs": {
    "documentDate": "12/12/2024",
    "remark": " in the name of Mr. Suhas Rajaram Sakpal & Mrs. Karishma Suhas Sakpal issued by Visava A & B Wing Co-Op. Hsg. Soc. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1736499501876_167742.pdf",
  "path": "cases/677e5d65fb7886cd95a30173/document_1736499501876_167742.pdf",
  "id": "221964",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Jan 10 2025 08:58:22 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "013565",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "704588",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 08 2025 11:11:33 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Suhas Rajaram Sakpal & Mrs. Karishma Suhas Sakpal ",
    "phone": "8767044131",
    "ownershipShare": "",
    "email": "",
    "id": "999287"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "190280",
    "name": "Living Room",
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"length": "11.75",
"length1": "11",
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"totalArea": "113.58",
"images": [],
"extraAreas": [],
"finalArea": "113.58"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "6.58",
  "length1": "6",
  "length2": "7",
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  "width1": "8",
  "width2": "9",
  "totalArea": "57.60",
  "images": [],
  "extraAreas": [],
  "finalArea": "57.60"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bathroom",
  "length": "5.92",
  "length1": "5",
  "length2": "11",
  "width": "3.33",
  "width1": "3",
  "width2": "4",
  "totalArea": "19.72",
  "images": [],
  "extraAreas": [],
  "finalArea": "19.72"
```

```
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "WC",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "10.31",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.31"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
  "totalArea": "21.15",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.15"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
  },

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"docMeasurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "21.37",
"totalAreaDocument": "230",
"docBuiltpUpPercentage": "20",
"docFinalBuiltpUp": "276.00",
"docFinalBuiltpUpSquareMeter": "25.64",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "773287"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "230.00",
    "squareMeterArea": "21.37",
    "expectedRate": "21739.13",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "276.00",
    "squareMeterArea": "25.64",
    "expectedRate": "18115.94",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": true,
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  "property": "Visava CHSL., Malad East",
  "area": "230",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "6",
```

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"source": "https://www.99acres.com/",
"expectedPrice": "5000000",
"expectedRate": "21739.13",
"builtUpExpectedRate": "18115.94",
"image": "cases/677e5d65fb7886cd95a30173/
indicator_1736493190954_Image.png",
"squareMeter": "21.37",
"id": "996803"
},
{
"carpetArea": {
"area": "230.00",
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"expectedRate": "22173.91",
"percentage": ""
},
"builtUpArea": {
"area": "276.00",
"squareMeterArea": "25.64",
"expectedRate": "18478.26",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"area": "230",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "Middle",
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"expectedPrice": "5100000",
"expectedRate": "22173.91",
"builtUpExpectedRate": "18478.26",
"image": "cases/677e5d65fb7886cd95a30173/
indicator_1736493264890_Image.png",
"squareMeter": "21.37",
"id": "217129"
},
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{
  "carpetArea": {
    "area": "330.00",
    "squareMeterArea": "30.66",
    "expectedRate": "17878.79",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "396.00",
    "squareMeterArea": "36.79",
    "expectedRate": "14898.99",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "6780ca3ffd83f582c7534e1f",
  "property": "Govind Nagar, Malad East",
  "area": "396",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "1",
  "source": "Index_no.2",
  "expectedPrice": "5900000",
  "expectedRate": "17878.79",
  "builtUpExpectedRate": "5900000",
  "image": "cases/677e5d65fb7886cd95a30173/
indicator_1736493342449_Image.png",
  "squareMeter": "36.79",
  "id": "751620"
}
],
"externalImages": [
  {
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    "status": false,
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    "path": "cases/677e5d65fb7886cd95a30173/
externalImg_1736483199401_1736483194838_image_0.jpeg",
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"orientation": "portrait"
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externallmg_1736483258488_1736483194838_image_1.jpeg",
  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/677e5d65fb7886cd95a30173/
externallmg_1736483271160_1736483194838_image_2.jpeg",
  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/677e5d65fb7886cd95a30173/
externallmg_1736483195173_1736483180315_image_0.jpeg",
  "orientation": "portrait"
},
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  "type": "MEASUREMENT_IMAGE",
  "status": false,
  "_id": "6780a21b27fcec82c8386480",
  "name": "externallmg_1736483220279_1736483180322_image_1.jpeg",
  "path": "cases/677e5d65fb7886cd95a30173/
externallmg_1736483220279_1736483180322_image_1.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "6780a21b27fcec82c8386481",
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  "path": "cases/677e5d65fb7886cd95a30173/
externallmg_1736483226339_1736483180322_image_2.jpeg",
  "orientation": "portrait"
}
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    },
    {
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Op. Hsg. Soc. Ltd. , Govind Nagar, Near Chincholi Gate, Village - Chincholi, Malad
(East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 097, State -
Maharashtra, Country - India",
  "updatedBy": "60f915d3f3dd69653a592199",
  "addressForMap": "",
  "caseReferredBy": "60b7189d2ffdf65bcd65882b",
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  "email": "",
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"siteVisitContactNo": "8767044131",
"buildingServicesRate": "2800",
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"landOtherRate": "18200",
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"builtupPercentage": "10",
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"extendOfSiteRemark": "\nAll the above areas are within 3% 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": "244.60",
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Name	Length	Width	Total
Composition :			
Living Room	11'9"	9'8"	113.58
Kitchen	6'7"	8'9"	57.60
Bathroom	5'11"	3'4"	19.72
WC	3'9"	2'9"	10.31
Passage	7'3"	2'11"	21.15
Other Composition :			