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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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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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  "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"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000286",
  "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": "",
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  "label": "Land & Building / Immovable Property"
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  "lastName": "Salvi",
  "mobileNo": "7499830659",
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  "firstName": "Krishna",
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  "lastName": "Gawde",
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  "shortName": "Krishna",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
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  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
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        "label": "Registered Valuer"
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  {
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "value": "",
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  "value": "",
  "label": true
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  "value": "Mira Road (East)",
  "label": false
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    "label": "Teak Wood Door frame with Solid flush door"
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  "label": "Cement Plastering + POP Finish"
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  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Mira Bhayander Link Road",
    "east": "Ramdev Enclave Building"
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    "west": "Survey No. 332, Hissa No. 1",
    "south": "60" Wide D. P. Road ",
    "east": "Survey No. 333, Hissa No. 2"
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  "unitBoundaries": {
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"east": "Flat No. 502",
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"west": "Staircase"
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  "west": "Information not available"
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  "taxies": {
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "",
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the construction is as per approved plan.",
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"empanelledOfApprovePlan": "No",
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  "compositions": []
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  "landRate": "33300",
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  "squareMeterGuideLineRate": "100065.00",
  "squareFeetGuideLineRate": "9296.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "76",
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  "squareFeetGuideLineRate": "7808.00",
  "squareMeterGuideLineRate": "84041.00"
},
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
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  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "Information not available",
  "tenantName": "",
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"anyFavouringForExtraPotentialValue": "Located in developed area",
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2001",
    "fullDate": "1/1/2001"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed"
  },
  "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"
},
"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"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "0",
  "label": "No"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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  "value": "1",
  "label": "Yes"
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"value": "0",
"label": "No"
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"provisionOfFirefighting": {
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"label": "Information not available"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "36",
"ageOfBuilding": "24",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "550.00",
"areaType": "Saleable",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/6780acb207ae52830a73a9a5/
routeMap_1736511096342_Image.png",
"routeLat": "19.296111",
"routeLng": "72.866139",
"stationName": "Mira Road",
"routeDistance": "2.4 Km",
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"value": "Railway_Station",
"label": "Railway Station"
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},
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    "id": "4lk7sk",
    "name": "4lk7sk",
    "image": "cases/6780acb207ae52830a73a9a5/
routeMap_1736511024312_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
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"distressValuePercentage": "80",
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  "date": "Mon Jan 13 2025 05:09:04 GMT+0000 (Coordinated Universal Time)",
  "number": "2310022",
  "dayCount": "2",
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"rateVerify": {
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  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
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"status": false
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  "label": "Internal Brick Work",
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  "isHideFloor": false,
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"externalPlastering": {
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  "floorsCompleted": "",
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
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  "label": "Internal Painting",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "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": {
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  "isHideFloor": true,
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},
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  "selectedBuildUpValue": "550.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "status": false,
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      "name": "externallmg_1736511155771_externallmg_1736502900075_IMG20250110WA0049.jpg",
      "path": "cases/6780acb207ae52830a73a9a5/externallmg_1736511155771_externallmg_1736502900075_IMG20250110WA0049.jpg",
      "orientation": "portrait"
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  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "path": "cases/6780acb207ae52830a73a9a5/externallmg_1736511134595_externallmg_1736502884567_IMG20250110WA0055.jpg",
      "orientation": "portrait"
    },
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      "_id": "67810e9f290edae64f15809a",
      "name": "externallmg_1736511134666_externallmg_1736502884619_IMG20250110WA0060.jpg",
      "path": "cases/6780acb207ae52830a73a9a5/externallmg_1736511134666_externallmg_1736502884619_IMG20250110WA0060.jpg",
      "orientation": "portrait"
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}
```

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  "name": "externallmg_1736511155817_externallmg_1736502900120_IMG20250110WA0051.jpg",
  "path": "cases/6780acb207ae52830a73a9a5/externallmg_1736511155817_externallmg_1736502900120_IMG20250110WA0051.jpg",
  "orientation": "landscape"
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  "status": false,
  "_id": "67810eb45a336ce64e523bb8",
  "name": "externallmg_1736511155853_externallmg_1736502900151_IMG20250110WA0053.jpg",
  "path": "cases/6780acb207ae52830a73a9a5/externallmg_1736511155853_externallmg_1736502900151_IMG20250110WA0053.jpg",
  "orientation": "portrait"
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  "path": "cases/6780acb207ae52830a73a9a5/externallmg_1736511168933_externallmg_1736502900352_IMG20250110WA0066.jpg",
  "orientation": "portrait"
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  "status": false,
  "_id": "67810eb45a336ce64e523bb0",
  "name": "externallmg_1736511155668_externallmg_1736502884829_IMG20250110WA0045.jpg",
  "path": "cases/6780acb207ae52830a73a9a5/externallmg_1736511155668_externallmg_1736502884829_IMG20250110WA0045.jpg",
  "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "14676.00",
    "max": "17500.00"
  }
},
}
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"builtUpRateRange": {
  "min": "12230.00",
  "max": "14584.00"
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"saleableRateRange": {
  "min": "10192.00",
  "max": "12153.00"
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"detailsOfValuation": {
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    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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"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": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "550.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6780acb207ae52830a73a9a5",
"ownerName": "Mr. Lalit K. Shah",
"ownerPhoneNo": "9867177028",
"appAddress": "FLAT NO A/501 5TH FLOOR LAVLESH ENCLAVE PHASE 1
GODDEV VILLAGE MIRA ROAD EAST THANE",
"remark": "SOURCING SOMESH 8655064900",
"documents": [
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{
  "documentType": {
    "value": "60ae124faa6d152c1801b30f",
    "label": "Article of Agreement"
  },
  "inputs": {
    "documentDate": "09/02/2007",
    "amount": "Rs. 16,60,292.00",
    "from": {
      "value": "The_Promoter",
      "label": "The Promoter"
    },
    "The_Promoter": "M/s. Lavlesh Constructions Pvt. Ltd.",
    "to": {
      "value": "The_Purchasers",
      "label": "The Purchasers"
    },
    "The_Purchasers": "Mr. Lalit K. Shah"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "170762",
  "path": "cases/6780acb207ae52830a73a9a5/
document_1736508290112_AGREEMENT__LALIT_SHAH__501.pdf",
  "fileName": "document_1736508290112_AGREEMENT__LALIT_SHAH__501.pdf"
},
{
  "documentType": {
    "value": "60ae124faa6d152c1801b30e",
    "label": "Building construction Permission"
  },
  "inputs": {
    "documentDate": "15/02/1995",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    }
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "695849",
  "path": "cases/6780acb207ae52830a73a9a5/
document_1736508924240_Commencement_Certificate.pdf",
  "fileName": "document_1736508924240_Commencement_Certificate.pdf"
},
{

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"documentType": {
  "value": "60ae124baa6d152c1801b2fd",
  "label": "Occupancy Certificate"
},
"inputs": {
  "documentDate": "01/01/2001",
  "nameOfApprovingAuthority": {
    "value": "Mira_Bhayander_Municipal_Corporation",
    "label": "Mira Bhayander Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "MB / MNP / NR / 7012 / 2000-2001 "
},
"isHardCopy": false,
"displayStatus": true,
"id": "661432",
"path": "cases/6780acb207ae52830a73a9a5/
document_1736509080669_Occupancy_Certificate.pdf",
"fileName": "document_1736509080669_Occupancy_Certificate.pdf"
},
{
  "documentType": {
    "value": "60ae1249aa6d152c1801b2f1",
    "label": "Society Maintenance Bill"
  },
  "inputs": {
    "documentDate": "01/08/2024",
    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
      "label": "SOCIETY"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "303"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1736509925022_maintenance_bill.pdf",
  "path": "cases/6780acb207ae52830a73a9a5/
document_1736509925022_maintenance_bill.pdf",
  "id": "843607",
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"uploadedBy": "663da98cfcea71232186f142",
"createdAt": "Fri Jan 10 2025 11:52:05 GMT+0000 (Coordinated Universal Time)"
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{
  "documentType": {
    "value": "60ae124daa6d152c1801b306",
    "label": "Property Tax"
  },
  "inputs": {
    "documentDate": "01/04/2024",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "F050036579028"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "187877",
  "path": "cases/6780acb207ae52830a73a9a5/
document_1736510111779_maintenance_bill.pdf",
  "fileName": "document_1736510111779_maintenance_bill.pdf"
}
],
"caseNumber": "013592",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "285364",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jan 10 2025 05:14:26 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Lalit K. Shah",
    "phone": "9867177028",
    "ownershipShare": "",
    "email": "",
    "id": "494073"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "438725",
  "name": "Living Room",
  "length": "15.50",
  "length1": "15",
  "length2": "6",
  "width": "9.08",
  "width1": "9",
  "width2": "1",
  "totalArea": "140.79",
  "images": [],
  "extraAreas": [],
  "finalArea": "140.79"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "26.68",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.68"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
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  "length": "8.75",
  "length1": "8",
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"width": "7.58",
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"width2": "7",
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "WC",
  "length": "4.58",
  "length1": "4",
  "length2": "7",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
  "totalArea": "13.37",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.37"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "5.25",
  "length1": "5",
  "length2": "3",
  "width": "4.50",
  "width1": "4",
  "width2": "6",
  "totalArea": "23.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.62"
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{
  "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
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  "length1": "10",
  "length2": "9",
  "width": "9.25",
  "width1": "9",
  "width2": "3",
  "totalArea": "99.44",
  "images": [],
  "finalArea": "99.44",
  "extraAreas": []
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Saleable",
    "squareMeterArea": "51.10",
    "totalAreaDocument": "550",
    "docBultupPercentage": "",
    "docFinalBultUp": "0.00",
    "docFinalBultUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "788373"
  }
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"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "366.67",
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"squareMeterArea": "34.06",
"expectedRate": "15545.31",
"percentage": ""
},
"builtUpArea": {
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  "squareMeterArea": "40.88",
  "expectedRate": "12954.55",
  "percentage": "20"
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"saleableArea": {
  "area": "528.00",
  "squareMeterArea": "49.05",
  "expectedRate": "10795.45",
  "percentage": "20"
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"printlnReport": true,
"_id": "6780f951fd728ada8a2ab2ac",
"property": "Residential Flat",
"area": "440",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "5700000.00",
"expectedRate": "15545.31",
"builtUpExpectedRate": "5700000.00",
"image": "cases/6780acb207ae52830a73a9a5/
indicator_1736505546470_Image.png",
"squareMeter": "40.88",
"id": "323655"
},
{
  "carpetArea": {
    "area": "385.00",
    "squareMeterArea": "35.77",
    "expectedRate": "14675.32",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "462.00",
    "squareMeterArea": "42.92",
    "expectedRate": "12229.44",
    "percentage": "20"
  }
}
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},
"saleableArea": {
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  "percentage": "20"
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"area": "385",
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"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "5650000.00",
"expectedRate": "14675.32",
"builtUpExpectedRate": "12229.44",
"image": "cases/6780acb207ae52830a73a9a5/
indicator_1736505565473_Image.png",
"squareMeter": "35.77",
"id": "127643"
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  "carpetArea": {
    "area": "450.00",
    "squareMeterArea": "41.81",
    "expectedRate": "15555.56",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "540.00",
    "squareMeterArea": "50.17",
    "expectedRate": "12962.96",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "648.00",
    "squareMeterArea": "60.20",
    "expectedRate": "10802.47",
    "percentage": "20"
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  "printlnReport": true,
  "_id": "6780f951fd728ada8a2ab2ae",
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"property": "Residential Flat",
"area": "450",
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"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "7000000",
"expectedRate": "15555.56",
"builtUpExpectedRate": "12962.96",
"image": "cases/6780acb207ae52830a73a9a5/
indicator_1736505615520_Image.png",
"squareMeter": "41.81",
"id": "860553"
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{
  "carpetArea": {
    "area": "400.00",
    "squareMeterArea": "37.16",
    "expectedRate": "17500.00",
    "percentage": ""
  },
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Op. Hsg. Soc. Ltd., Phase – I, Aai Mata Road, Behind Seven Square Academy, Ramdev
Park, Village - Goddev, Mira Road (East), Taluka - Thane, District - Thane, 401 107,
State - Maharashtra, India",
"addressForMap": "",
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Name	Length	Width	Total
Composition :			
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Passage	9'5"	2'10"	26.68
Kitchen	8'9"	7'7"	66.35
WC	4'7"	2'11"	13.37
Bathroom	5'3"	4'6"	23.62
Bedroom	10'9"	9'3"	99.44
Other Composition :			