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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6610f353834794131c1a8fee"
    },
    "firstName": "Ms Suman",
    "type": "CREDITOFFICER",
    "_id": "6610f353834794131c1a8ff0",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "8799968250",
    "email": "brmgr1292@mahabank.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "11100000",
    "discussWithPerson": "Ms Suman",
    "expectedFees": 5550,
    "quotedAmount": ""
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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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180e",
  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "C B D Belapur Sec 11 Bbranch",
  "branchCode": "1292",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "bom1292@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No 1 & 2, Shiv Chambers, Sector 11, C B D Belapur, Navi Mumbai
400614"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "zoneName": "Mumbai City Zone"
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  "_id": "60b7189d2ffdf65bcd65882b",
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  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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  "designation": ""
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  "role": "MAKER",
  "firstName": "Jayaraja",
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  "lastName": "Acharya",
  "mobileNo": "9867664219",
  "designation": ""
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  "number": "IBBI/RV/07/2018/10366"
},
],
"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
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  "value": "BANK"
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  "longitude": "73.074555"
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  "schedule": [],
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    "label": true
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  "value": "C",
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "GUTNo",
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  "label": true
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  "key": "postalCode",
  "value": "PIN - 410 210",
  "label": false
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  "value": "",
  "label": false
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"roof": {
  "value": "R.C.C._slab",
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  "label": "Vitrified tile flooring"
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"doors": {
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  "label": "Teak wood door frame with flush shutters"
},
"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": "Cement Plastering"
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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"asPerActualAgreement": {
  "north": "Internal Road",
  "west": "Internal Road & Glomax Mall",
  "south": "Internal Road & Little Word Mall",
  "east": "Internal Road"
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"asPerDocumentAgreement": {
  "north": "24 mtr. Wide Road, Mandatory building line and mandatory open space",
  "west": "Plot No. 18 & 19",
  "south": "Plot No. 21",
  "east": "30 mtr. Wide Road, Mandatory Lay Bye"
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"unitBoundaries": {
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    "south": "Staircase / Lonny / Lift",
    "west": "Marginal Space"
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    "east": "Flat No. 102",
    "south": "Staircase / Lonny / Lift",
    "west": "Marginal Space"
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"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "+ Terrace Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",

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"approvePlanVerified": "N.A.",
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  "compositions": []
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"igrFinalRate": {
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant 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 CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"roof": {
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  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Covered Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2007",
  "fullDate": "1/1/2007"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
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  "label": "Good"
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},
"materialUsedList": {
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
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  "label": "Designed as per I.S. codes"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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  "value": "0",
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"visibleDamageInBuilding": {
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"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
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},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "42",
"ageOfBuilding": "18",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
"area": "885.60",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
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"routeMapImg": "cases/67863ffb290edae64f16e60d/
routeMap_1737612533448_Image.png",
"routeLat": "19.031199",
"routeLng": "73.066400",
"stationName": "Kharghar",
"routeDistance": "1.4 km.",
"routeStation": {
"value": "Railway_Station",
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}
}
},
"finalLatLng": {
"coordinates": [
0,
0
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  },
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  },
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      "name": "dr036",
      "image": "cases/67863ffb290edae64f16e60d/
routeMap_1737612420021_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  }
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
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  "status": false
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  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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>window": {
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"isHideFloor": false,
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"flooringTilingKitchenPlatform": {
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": false
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"label": "External Development & Final Finishing",
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"status": false
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"workCompleted": {
"label": "Work Completed (%)",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": true
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},
"guidelineDetails": {
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"selectedBuildUpValue": "885.60",
"selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
"frontPageImages": [
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"status": false,
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mage_20250123_at_082302.jpeg",
"path": "cases/67863ffb290edae64f16e60d/externallmg_1737612223427_externall
mg_1737603505938_WhatsApp_Image_20250123_at_082302.jpeg",
"orientation": "portrait"
}
],
"selfieWithSiteVisitImages": [
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mg_1737603505916_WhatsApp_Image_20250123_at_082302_1.jpeg",
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mg_1737603505883_WhatsApp_Image_20250123_at_082301_3.jpeg",
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mg_1737603493373_WhatsApp_Image_20250123_at_082256_1.jpeg",
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    "path": "cases/67863ffb290edae64f16e60d/externallmg_1737612223409_externall
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    "name": "Living Room",
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    "orientation": "portrait"
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    }
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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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"others": {
  "title": "Others / Car Parking",
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
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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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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "738.00",
"empanelmentNo": [],
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"ownerPhoneNo": "8830321232",
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sector no 2 Kharghar ",
"remark": "SSL Ajay Amblpure sir ",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mrs. Sapna Kalyanmal Kacholiya & Mr. Mirza Yusuf Zafar Baig",
      "to": {
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        "label": "Purchaser"
      },
      "Purchaser": "Mrs. Rani Chhadi & Mrs. Ravina Shahil Chadi",
      "number": {
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        "label": "Registration No"
      },
      "Registration_No": " 20737/2024"
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  },
  {
    "documentType": {
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      "label": "Occupancy Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",

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    "label": "City and Industrial Development Corp Of Maharashtra Ltd."
  },
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},
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"fileName": "document_1737615118171_OC.pdf"
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_Ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CIDCO/ATPO/793"
},
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"displayStatus": false,
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"path": "cases/67863ffb290edae64f16e60d/document_1737615191277_CC.pdf",
"fileName": "document_1737615191277_CC.pdf"
}
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"caseNumber": "013653",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "456123",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jan 14 2025 10:44:11 GMT+0000 (Coordinated Universal Time)"
  }
]
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}
],
"owners": [
  {
    "name": "Mrs. Rani Chhadi",
    "phone": "8830321232",
    "ownershipShare": "",
    "email": "",
    "id": "501810"
  },
  {
    "name": "Mrs. Ravina Shahil Chadi",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": "",
    "id": "978505"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "295884",
    "name": "Living Room",
    "length": "17.92",
    "length1": "17",
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    "width1": "9",
    "width2": "10",
    "totalArea": "176.18",
    "images": [],
    "extraAreas": [],
    "finalArea": "176.18"
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
  },
]
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"width1": "10",
"width2": "3",
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"images": [],
"finalArea": "111.04",
"extraAreas": []
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    "label": "Square Feet"
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  "length1": "7",
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  "width": "9.25",
  "width1": "9",
  "width2": "3",
  "totalArea": "66.29",
  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Passage",
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  "length1": "2",
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  "width1": "2",
  "width2": "00",
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  "images": [],
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"extraAreas": [],
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    "label": "Square Feet"
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  "id": "4",
  "name": "Bedroom",
  "length": "14.42",
  "length1": "14",
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  "width": "9.42",
  "width1": "9",
  "width2": "5",
  "totalArea": "135.76",
  "images": [],
  "extraAreas": [],
  "finalArea": "135.76"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "5",
  "name": "Bedroom",
  "length": "14.50",
  "length1": "14",
  "length2": "6",
  "width": "9.67",
  "width1": "9",
  "width2": "8",
  "totalArea": "140.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "140.17"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
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"totalArea": "28.00",
"images": [],
"extraAreas": [],
"finalArea": "28.00"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Terrace Area",
      "value": "Terrace_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "11.42",
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"length1": "11",
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"percentageBeforeTotal": "129.39",
"percentage": "100"
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    "value": "Carpet"
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  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
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    "label": "Square Feet"
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  "length1": "10",
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  "width1": "5",
  "width2": "00",
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{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Terrace Area",
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    "value": "Terrace_Area"
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  "measurementType": {
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    "label": "Square Feet"
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  "width2": "9",
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  "percentage": "100"
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      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
    },
    "id": "357273",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "738",
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    "docFinalBuiltUpSquareMeter": "82.272",
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"images": [],
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externalImg_1737603493319_WhatsApp_Image_20250123_at_082254.jpeg",
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    "orientation": "portrait"
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    "name": "externalImg_1737612207680_externalImg_1737603493348_WhatsApp_I
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  "path": "cases/67863ffb290edae64f16e60d/externallmg_1737612207709_externallmg_1737603505764_WhatsApp_Image_20250123_at_082256_2.jpeg",
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Name	Length	Width	Total
Composition :			
Living Room	17'11"	9'10"	176.18
Dining	10'10"	10'3"	111.04
Kitchen	7'2"	9'3"	66.29
Passage	2'00"	2'00"	4.00
Bedroom	14'5"	9'5"	135.76
Bedroom	14'6"	9'8"	140.17
Toilet	7'00"	4'00"	28.00
Toilet	6'00"	4'00"	24.00
Other Composition :			
Terrace Area	11'5"	11'4"	129.39

Terrace Area	10'00"	5'00"	50.00
Terrace Area	6'1"	9'9"	59.31