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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "RISSHABH ",
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b79",
    "email": "sbi.60133@sbi.co.in",
    "mobileNo": "",
    "workMobileNo": "6201429372",
    "lastName": "CHANDRA"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
  "mobileNo": "022-22624308",
  "alternateMobileNo": "",
  "email": "sbi.60113@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Gresham House, Sir P. M. Road Branch, Fort, \nMumbai - 400 001, State
- Maharashtra, Country - India."
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    "role": "PICKUPPERSON",
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    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
    "workWithDocumentMaker": "",
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    "email": "ajayrewale503@gmail.com",
    "lastName": "REWALE",
    "mobileNo": "9766640171",
    "designation": "",
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    "role": "FRONTDESK",
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    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
    "shortName": "BS",
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    "role": "MAKER",
    "firstName": "Jayaraja",
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          "label": "Registered Valuer"
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      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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      "remark": "Contact Person Mr Prakash Agarwal 7666666177\n FLAT NO. A-101
AND FLAT NO. 102 IS AMALGAMATED WITH SINGAL ENTRANCE DOOR.\n"
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  "label": true
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  "value": "A",
  "label": true
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  "label": true
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  "label": false
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  "label": true
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  "value": "",
  "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Marble Flooring"
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    "label": "Alluminum sliding windows with M. S. Grills"
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  "fittings": {
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"finishing": {
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  "label": "Cement Plastering"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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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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    "west": "Moreshwar Building",
    "south": "Aamantran Building",
    "east": "Internal Road"
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  "asPerDocumentAgreement": {
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    "south": "Information not available",
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    "west": "Marginal Space"
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    "south": "Information not available",
    "west": "Information not available"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not
verified.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "As per Site Inspection, Flat No. A/101 & A/102 on 1st are internally
amalgamated with common entrance. Two flats are internally amalgamated to form a
single flat, for the purpose of valuation, we have considered area as per Deed of
Declaration of Flat No. A/102 only.",
  "depreciationPercentage": "30",
  "depreciationRatioOfBuilding": ""
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"salvageValue": "10",
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"depreciatedBuildingRate": "1750"
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  "rate": "83300",
  "landRate": "16400",
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  "squareMeterGuideLineRate": "79135.00",
  "squareFeetGuideLineRate": "7352.00"
},
"igrFinalRate": {
  "floorRatePercentage": "95",
  "depreciationPercentage": "80",
  "rate": "6186.00",
  "squareFeetGuideLineRate": "6186.00",
  "squareMeterGuideLineRate": "66588.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
  },
  "monthlyRent": "Rs. 25,000/- Present rental income per month for Amalgamated flat",
  "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 MBMC norms",
  "tenantName": "Mr. Deepak Rathod from 3 years",
  "maintenanceOfFlat": "Normal"
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"marketability": {
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"label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Not available",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2005",
    "fullDate": "1/1/2005"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
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"value": "rcc",
"label": "R.C.C. Foundation"
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"materialUsedList": {
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"label": "Information Not Available"
},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Normal",
"label": "Normal"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "0",
"label": "No"
},
"appearanceOfTheBuilding": {
"value": "Normal",
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},
"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
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"maintenancelssues": {
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"visibleDamageInBuilding": {
"value": "0",
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "20",
"totalLifeBuilding": "60",
"estimatedAge": "40",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "1",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "585.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Deed Of Declaration"
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"routeMap": {
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routeMap_1737108159566_Image.png",
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    "routeLng": "72.851374",
    "stationName": "Bhayandar",
    "routeDistance": "2 km.",
    "routeStation": {
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      "label": "Railway Station"
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  }
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},
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  "finallatLng": false
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    "name": "xs0txh",
    "image": "cases/67876c29601c90e696209ecc/
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  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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    "status": true
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    "isHideFloor": false,
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  "status": false
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  "status": false
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  "isHideFloor": true,
  "status": false
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"status": true
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"orientation": "portrait"
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"orientation": "portrait"
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  "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67876c29601c90e696209ecc/externallmg_1737107276552_externa
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    "name": "Living Room",
    "path": "cases/67876c29601c90e696209ecc/externallmg_1737107287279_externa
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    "orientation": "portrait"
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    "status": false,
    "_id": "678a2757290edae64f1945b7",
    "name": "Living Room",
    "path": "cases/67876c29601c90e696209ecc/externallmg_1737107287348_externa
llmg_1737014346208_1737014310821_image_17.jpeg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67876c29601c90e696209ecc/externallmg_1737107276567_externa
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    "orientation": "portrait"
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    "orientation": "portrait"
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  "builtUpRateRange": {
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  "saleableRateRange": {
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"ratePerUnit": "",
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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
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type": "CASE",
leadType": {
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"SME/TCC/38/IBBI/3"
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"ownerName": "Shri. Vivek H. Surana",
"ownerPhoneNo": "8080211211",
"appAddress": "Flat no A-102,1Floor,Chamunda Palace,Geeta Nagar,Farak
Road,Bhayandar West ",
"remark": "Contact Person Mr Prakash Agarwal 766666177\n FLAT NO. A-101 AND
FLAT NO. 102 IS AMALGAMATED WITH SINGAL ENTRANCE DOOR.\n",
"documents": [
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    "documentType": {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "10/09/2007",
      "remark": " (Agreement for sale dated 31/03/2000)",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Smt. Anuradha K. Agarwal",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Shri Vivek H. Surana",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": " 8036/2007"
    },
    "isHardCopy": false,
    "displayStatus": true,
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44176_Vivek_Surana_Flat_no_102_SBI_SME_Fort_1.pdf",
    "fileName": "document_1736928145184_1736927944176_Vivek_Surana_Flat_no_1
02_SBI_SME_Fort_1.pdf"
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    "value": "60ae124caa6d152c1801b303"
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  "inputs": {
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    "remark": " issued by State Bank of India"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "298712",
  "path": "cases/67876c29601c90e696209ecc/
document_1736928283093_1736928280787_VASTUKALA_ALLOTMENT_LTTR.pdf",
  "fileName":
"document_1736928283093_1736928280787_VASTUKALA_ALLOTMENT_LTTR.pdf"
},
{
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    "label": "Deed Of Declaration"
  },
  "inputs": {
    "remark": " Registration No. TNN4-08036-2007 dated 10/09/2007 by Shri Vivek H.
Surana against Agreement for sale made in 31/03/2000"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "721163",
  "path": "cases/67876c29601c90e696209ecc/
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  "fileName": "document_1737113746337_Deed_of_Declaration.pdf"
},
{
  "documentType": {
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    "label": "Share Certificate "
  },
  "inputs": {
    "remark": " bearing Nos. 021 to 025 having 5 Shares of Rs. 50/- each dated
27/05/2007 in the name of Shri. Vivek H. Surana issued by Chamunda Palace Bldg. No.
1 Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    }
  }
}
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    },
    "No": " 05"
  },
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document_1737113874456_Share_Certificate.pdf",
  "fileName": "document_1737113874456_Share_Certificate.pdf"
}
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"caseNumber": "013675",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "id": "387022",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 15 2025 08:04:57 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Vivek H. Surana",
    "phone": "8080211211",
    "ownershipShare": "",
    "email": "",
    "id": "487777"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "length": "18.58",
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    "width1": "14",
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"images": [],
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    "label": "Square Feet"
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  "length": "3.42",
  "length1": "3",
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  "width": "25.00",
  "width1": "25",
  "width2": "00",
  "totalArea": "85.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "85.42"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "56.83",
  "images": [],
  "extraAreas": [],
  "finalArea": "56.83"
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    "label": "Square Feet"
  },
}
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"length2": "3",
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"width1": "3",
"width2": "00",
"totalArea": "21.75",
"images": [],
"extraAreas": [],
"finalArea": "21.75"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "7.50",
  "length1": "7",
  "length2": "6",
  "width": "4.08",
  "width1": "4",
  "width2": "1",
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "7.08",
  "length1": "7",
  "length2": "1",
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  "width1": "9",
  "width2": "8",
  "totalArea": "68.47",
  "images": [],
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"extraAreas": [],
"finalArea": "68.47"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "6",
  "name": "Cupboard",
  "length": "1.25",
  "length1": "1",
  "length2": "3",
  "width": "10.58",
  "width1": "10",
  "width2": "7",
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  "images": [],
  "extraAreas": [],
  "finalArea": "13.23"
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "length1": "14",
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  "width2": "2",
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  "images": [],
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  "finalArea": "148.26"
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    "label": "Square Feet"
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  "id": "8",
  "name": "Bedroom",
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"images": [],
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "5.67",
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  "width1": "9",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
  "finalArea": "55.25"
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"externalReport": [],
"documentPerArea": [
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      "label": "Deed Of Declaration"
    },
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      "label": "Square Feet"
    },
    "id": "400637",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "585",
    "squareMeterArea": "54.35",
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"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
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"expectedRate": "13846.26",
"percentage": ""
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},
{
  "originalname": "Sketch & Dimention.jpeg",
  "filename": "1737115120656_Sketch__Dimention.jpeg",
  "path": "cases/67876c29601c90e696209ecc/
processingDocuments/1737115120656_Sketch__Dimention.jpeg",
  "size": "2121876",
  "createdAt": "Fri Jan 17 2025 11:58:42 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
}
],
"leadRemarks": [],
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"audioRemarks": [],
"remarks": [
  {
    "createdBy": {
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      "role": "FRONTDESK",
      "firstName": "Binumon",
      "lastName": "Moozhickal",
      "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
    },
    "workType": "CHECKER",
    "display": true,
    "status": true,
    "_id": "678b7dd0601c90e69622a921",
    "note": "more price indicatore (Task Reopen)",
    "taskId": "678a4bfe5a336ce64e556a21",
    "createdAt": "2025-01-18T10:09:20.088Z"
  }
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"createdAt": "2025-01-15T08:04:57.905Z",
"updatedAt": "2025-01-18T10:12:12.158Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 102, 1st Floor, Building No 1, Wing - A, Chamunda
Palace Bldg. No. 1 Co-op. Hsg. Soc. Ltd., Shree Chamunda Moreshwar Complex,
Geeta Nagar, Fatak Road, Village - Bhayandar, Taluka - Thane, District - Thane,
Bhayandar (West), PIN - 401 101, State - Maharashtra, India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "60af3d172ffdf65bcd6585cd",
"contactPersonName": "Mr. Deepak Rathod",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant",
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"siteVisitContactNo": "8080803901",
"scheduleSiteVisitDate": "2025-01-16",
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"buildingServicesRate": "2500",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Deed Of Declaration",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 585.00",
"flatRate": "13000",
"landOtherRate": "10500",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"reportGeneratedDate": "Sat Jan 18 2025 00:00:00 GMT+0000 (Coordinated
Universal Time)",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Passage + 2 Toilet +
Bathroom + Cupboard",
"carpetTotal": "896.85",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
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"finalCarpetArea": "896.85",
"finalSalableArea": "1076.22",
"salablePercentage": "0",
"toBeAdded": "",
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"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "leaseFrom": "",
    "leaseTo": "",
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    "leaseDate": ""
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},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	18'7"	14'5"	267.91
Passage	3'5"	25'00"	85.42
Bedroom	7'4"	7'9"	56.83
Toilet	7'3"	3'00"	21.75
Bathroom	7'6"	4'1"	30.62
Kitchen	7'1"	9'8"	68.47
Cupboard	1'3"	10'7"	13.23
Bedroom	14'7"	10'2"	148.26
Bedroom	14'8"	10'2"	149.11
Toilet	5'8"	9'9"	55.25
Other Composition :			