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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Santosh ",
    "type": "CREDITOFFICER",
    "_id": "652d0cd7316e1359cebd0237",
    "lastName": "Tamhankar",
    "mobileNo": "",
    "workMobileNo": "9867533634",
    "email": "cord1.racpcbkc@sbi.co.in"
  },
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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": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RACPC - Santacruz (West)",
  "email": "cord1.racpcbkc@sbi.co.in",
  "mobileNo": "022-26719265",
  "alternateMobileNo": "",
  "address": "1st Floor, Jeevan Seva Annex Bldg., LIC Complex, S. V. Road, Santacruz
(West), Mumbai - 400 054, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"zone": {
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  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Nitin",
  "email": "virkar.nitin7191@gmail.com",
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  "mobileNo": "8369163552",
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{
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"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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  "fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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  "longitude": "73.06338154449233"
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  "label": true
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  "label": true
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  "name": "City",
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  "value": "Navi Mumbai",
  "label": false
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  "label": true
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  "label": false
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  "label": true
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  "value": "",
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  "value": "",
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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": "Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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    "label": "Proposed Powder coated aluminium 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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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "NMMC",
    "label": "Navi Mumbai Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Utsaw Chowk",
    "south": "Mahavir Astha - 1",
    "east": "Internal Road & Hard Rock CHSL"
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  "asPerDocumentAgreement": {
    "north": "120.0 meter channel Reservation",
    "west": "10.00 meter wide Service Corridor",
    "south": "Open Space",
    "east": "15.0 meter wide Road"
  },
  "unitBoundaries": {
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      "north": "Marginal Space",
      "east": "Passage & Flat No. 1603",
      "south": "Staircase & Flat No. 1601",
      "west": "Marginal Space"
    }
  },
}
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"asPerDocument": {
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  "east": "Information not available",
  "south": "Information not available",
  "west": "Information not available"
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  "buses": {
    "title": "Buses"
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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": "+ Flowerbed & Balcony Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
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  "depreciatedBuildingRate": "2254"
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"propertyName": "Flat",
"rate": "126800",
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"squareMeterGuideLineRate": "139480.00",
"squareFeetGuideLineRate": "12958.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "87",
  "rate": "11861.00",
  "squareFeetGuideLineRate": "11861.00",
  "squareMeterGuideLineRate": "127666.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "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": "Vacant flat without maintenance "
},
"marketability": {
  "marketabilityList": {
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  "negativeFactorsOfAffectMarketValue": "No"
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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"
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  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2012",
    "fullDate": "1/1/2012"
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  "planningArea": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
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    "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": "Information Not Available"
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "13",
"totalLifeBuilding": "60",
"estimatedAge": "47",
"noOfBasement": "",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "16",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "836.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1737176586917_Image.png",
    "routeLat": "19.037092",
    "routeLng": "73.063691",
    "stationName": "Kendriya Vihar ",
    "routeDistance": "300m",
    "routeStation": {
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      "label": "Metro Station"
    }
  }
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    0
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    "id": "bemx6",
    "name": "bemx6",
    "image": "cases/6788c4ce5a336ce64e548ab1/
routeMap_1737176495461_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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"othersQty": "1",
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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"externalBrickWork": {
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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  "status": false
},
"liftInstallation": {
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  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "status": true
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  "selectedBuildUpValue": "836.40",
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "_id": "678b34935a336ce64e55876b",
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      "path": "cases/6788c4ce5a336ce64e548ab1/externallmg_1737176210758_externallmg_1737171102128_IMG20250118WA0045.jpg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
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      "_id": "678b34bb5a336ce64e5587f4",
      "name": "externallmg_1737176250527_externallmg_1737171144531_IMG20250118WA0046.jpg",
      "path": "cases/6788c4ce5a336ce64e548ab1/externallmg_1737176250527_externallmg_1737171144531_IMG20250118WA0046.jpg",
      "orientation": "portrait"
    }
  ],
}
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{
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  "path": "cases/6788c4ce5a336ce64e548ab1/externallmg_1737176210781_externallmg_1737171102164_IMG20250118WA0047.jpg",
  "orientation": "portrait"
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    "_id": "678b34bb5a336ce64e5587f1",
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    "path": "cases/6788c4ce5a336ce64e548ab1/externallmg_1737176250486_externallmg_1737171144491_IMG20250118WA0040.jpg",
    "orientation": "landscape"
  }
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"compositionImages": [
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    "name": "Living Room",
    "path": "cases/6788c4ce5a336ce64e548ab1/externallmg_1737176210711_externallmg_1737171102063_IMG20250118WA0014.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678b34a4290edae64f19a87d",
    "name": "Living Room",
    "path": "cases/6788c4ce5a336ce64e548ab1/externallmg_1737176228012_externallmg_1737171127745_IMG20250118WA0009.jpg",
    "orientation": "portrait"
  },
  {
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    "name": "Living Room",
    "path": "cases/6788c4ce5a336ce64e548ab1/externallmg_1737176228016_externallmg_1737171127767_IMG20250118WA0011.jpg",
    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/6788c4ce5a336ce64e548ab1/externallmg_1737176228070_externa
limg_1737171127860_IMG20250118WA0019.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678b34a4290edae64f19a887",
    "name": "Living Room",
    "path": "cases/6788c4ce5a336ce64e548ab1/externallmg_1737176228085_externa
limg_1737171127864_IMG20250118WA0020.jpg",
    "orientation": "portrait"
  },
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    "name": "Living Room",
    "path": "cases/6788c4ce5a336ce64e548ab1/externallmg_1737176228112_externa
limg_1737171144287_IMG20250118WA0023.jpg",
    "orientation": "portrait"
  },
  {
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    "name": "Living Room",
    "path": "cases/6788c4ce5a336ce64e548ab1/externallmg_1737176250378_externa
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  "name": "Living Room",
  "path": "cases/6788c4ce5a336ce64e548ab1/externallimg_1737176250491_externa
limg_1737171144496_IMG20250118WA0042.jpg",
  "orientation": "portrait"
}
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},
"indicatorRange": {
  "carpetRateRange": {
    "min": "19479.00",
    "max": "23810.00"
  },
  "builtUpRateRange": {
    "min": "16233.00",
    "max": "19842.00"
  },
  "saleableRateRange": {
    "min": "13527.00",
    "max": "16535.00"
  }
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  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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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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"kitchenArrangements": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"superfineFinish": {
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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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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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": {
  "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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "697.00",
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6788c4ce5a336ce64e548ab1",
"ownerName": "Mr. Sanjay Kashinath Watve",
"ownerPhoneNo": "9819940088",
"appAddress": "flat no - A 1602,16th floor, Pride chs Ltd, plot no 1, sector 7,
Kharghar , panvel ",
"remark": "case reference - +91 76669 24920- Rahman ataur - SBI vileparle West
branch ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "30/03/2022",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Ekta Kamdhenu Builders And Developers, a Partnership Firm",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Sanjay Kashinath Watve & Mrs. Sadhana Sanjay Watve",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": " 5463-2022"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "343766",
    "path": "cases/6788c4ce5a336ce64e548ab1/
document_1737017137627_1737017129981_Sanjay_watve.pdf",
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"fileName": "document_1737017137627_1737017129981_Sanjay_watve.pdf"
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{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "23/09/2005",
    "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/1266"
},
"isHardCopy": false,
"displayStatus": false,
"id": "735145",
"path": "cases/6788c4ce5a336ce64e548ab1/document_1737095848016_CC.pdf",
"fileName": "document_1737095848016_CC.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "02/11/2012",
    "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/BP-3046/ATPO(NM & K)/2012/1101"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/6788c4ce5a336ce64e548ab1/document_1737095934987_OC.pdf",
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"fileName": "document_1737095934987_OC.pdf"
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"caseNumber": "013703",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
{
  "id": "759989",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Thu Jan 16 2025 08:35:26 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
  "name": "Mr. Sanjay Kashinath Watve",
  "phone": "9819940088",
  "ownershipShare": "",
  "email": "",
  "id": "572196"
},
{
  "name": "Mrs. Sadhana Sanjay Watve",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "516681"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "439844",
  "name": "Living Room",
  "length": "9.58",
  "length1": "9",
  "length2": "7",
  "width": "18.00",
  "width1": "18",
  "width2": "00",
  "totalArea": "172.50",
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"images": [],
"extraAreas": [],
"finalArea": "172.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Dining",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "6.33",
  "width1": "6",
  "width2": "4",
  "totalArea": "62.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "62.81"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "7.17",
  "length1": "7",
  "length2": "2",
  "width": "14.25",
  "width1": "14",
  "width2": "3",
  "totalArea": "102.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "102.12"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
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"name": "Bedroom",
"length": "9.92",
"length1": "9",
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"width2": "10",
"totalArea": "97.51",
"images": [],
"extraAreas": [],
"finalArea": "97.51"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "10.25",
  "length1": "10",
  "length2": "3",
  "width": "13.58",
  "width1": "13",
  "width2": "7",
  "totalArea": "139.23",
  "images": [],
  "extraAreas": [],
  "finalArea": "139.23"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "3.58",
  "length1": "3",
  "length2": "7",
  "width": "9.08",
  "width1": "9",
  "width2": "1",
  "totalArea": "32.55",
  "images": [],
  "extraAreas": [],
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"finalArea": "32.55"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "8.25",
  "length1": "8",
  "length2": "3",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "33.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "6.42",
  "width1": "6",
  "width2": "5",
  "totalArea": "23.53",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.53"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
  },
  "name": {
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    "label": "Flowerbed",
    "value": "Flowerbed"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "3.50",
  "length1": "3",
  "length2": "6",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "35.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "35",
  "percentageBeforeTotal": "35.00",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "9.08",
  "length1": "9",
  "length2": "1",
  "width": "4.33",
  "width1": "4",
  "width2": "4",
  "totalArea": "39.36",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.36",
  "percentageBeforeTotal": "39.36",
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    "percentage": "100"
  }
],
"externalReport": [],
"documentPerArea": [
  {
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      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "916211",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "697",
    "squareMeterArea": "64.75",
    "docFinalBuiltUp": "836.4",
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    "orientation": "landscape"
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    "path": "cases/6788c4ce5a336ce64e548ab1/externallmg_1737176250491_externallmg_1737171144496_IMG20250118WA0042.jpg",
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      "lastName": "Moozhickal",
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      "lastName": "Moozhickal",
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```

Soc. Ltd., Plot No. 01, Sector 07, Near Kendriya Vihar Metro Station, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 210, State - Maharashtra, India",

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"addressForMap": "",
"caseReferredBy": "",
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"email": "",
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"finalCarpetConvertToBuiltUpPer": "20",
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"salablePercentage": "0",
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Universal Time)",
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```

Name	Length	Width	Total
Composition :			
Living Room	9'7"	18'00"	172.50
Dining	9'11"	6'4"	62.81
Kitchen	7'2"	14'3"	102.12
Bedroom	9'11"	9'10"	97.51
Bedroom	10'3"	13'7"	139.23
Toilet	3'7"	9'1"	32.55
Passage	8'3"	4'00"	33.00
Toilet	3'8"	6'5"	23.53

Other
Composition :

Flowerbed	3'6"	10'00"	35.00
Balcony Area	9'1"	4'4"	39.36