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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Santosh ",
    "type": "CREDITOFFICER",
    "_id": "652d0cd7316e1359cebd0241",
    "lastName": "Tamhankar",
    "mobileNo": "",
    "workMobileNo": "9867533634",
    "email": "cord1.racpcbkc@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 2500,
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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",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000240",
  "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": "",
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  "lastName": "Salvi",
  "mobileNo": "7499830659",
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  "firstName": "Krishna",
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  "mobileNo": "9821646373",
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  "firstName": "Vinita",
  "email": "vinita.surve@vastukala.org",
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      "role": "VALUER",
      "firstName": "Manoj",
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  "value": "BANK"
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  "value": "B",
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  "value": "",
  "label": true
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  "value": "Kashimira",
  "label": false
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    "label": "R.C.C. slab"
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  "fittings": {
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  "label": "Cement Plastering + POP Finish"
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    "label": "Joint Ownership"
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  "populationGroupList": {
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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": "Urdu School",
    "south": "Building No. 8",
    "east": "Internal Road"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
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    "south": "Information not available",
    "west": "Information not available"
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  "title": "Boundaries of The Flat"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "squareFeetGuideLineRate": "9077.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "75",
  "rate": "7474.00",
  "squareMeterGuideLineRate": "80450.00",
  "squareFeetGuideLineRate": "7474.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "Rs. 9,000/- Present rental income per month.",
  "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. Kailash from 6 months",
  "maintenanceOfFlat": "Normal"
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"marketability": {
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    "label": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2000",
    "fullDate": "1/1/2000"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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    "label": "R.C.C. Foundation"
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
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"systemOfAirConditioning": {
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"label": "No"
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  "label": "Information not available"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "35",
"ageOfBuilding": "25",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "areaType": "Saleable",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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routeMap_1736147429788_Image.png",
    "routeLat": "19.274831",
    "routeLng": "72.881052",
    "stationName": "Mira Road",
    "routeDistance": "4.1 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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    "name": "u1zb3qr",
    "image": "cases/678b9c58290edae64f1a547b/
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  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "wardrobesQty": "0",
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  "extraCollapsibleGatesQty": "0",
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  "number": "2310114",
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"rateVerify": {
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    "status": true
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    "status": false
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  "status": false
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  "floorsCompleted": "",
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  "status": false
},
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  "isHideFloor": false,
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"flooringTilingKitchenPlatform": {
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"label": "Flooring, Tiling, Kitchen Platform",
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"floorsCompleted": "",
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  "isHideFloor": true,
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  "selectedBuildUpValue": "310.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [
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      "orientation": "portrait"
    }
  ],
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      "name":
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    "orientation": "portrait"
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"compositionImages": [
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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/678b9c58290edae64f1a547b/
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    "orientation": "portrait"
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    },
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      "orientation": "portrait"
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      "name": "Living Room",
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externallmg_1736146905361_WhatsApp_Image_20250106_at_121800_PM.jpeg",
      "orientation": "portrait"
    }
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"indicatorRange": {
  "carpetRateRange": {
    "min": "13624.00",
    "max": "15790.00"
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  "builtUpRateRange": {
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    "max": "13158.00"
  },
  "saleableRateRange": {
    "min": "9461.00",
    "max": "10965.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "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": {
  "title": "Extra collapsible gates / grill works etc",
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"quantity": "0.00",
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  "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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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
  "SITE_INSPECTION": false,
  "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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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerName": "Mr. Subramanya Krishna Nayak",
"ownerPhoneNo": "9820071136",
"appAddress": "FLAT NO B-G-2 GROUND FLOOR SHALIBHADRA GRAM BLDG NO
6 & 7 CHS LTD KASHIMIRA MIRA ROAD EAST THANE ",
"remark": "sourcing Rishi singh 9967166330",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "08/11/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Hiral Hardip Bhaimani",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Subramanya Krishna Nayak & MR. Vinayak Narayan Nayak",
      "number": {
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        "label": "Registration No"
      },
      "Registration_No": "19938/2024"
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    "fileName":
"document_1735970296299_1735970293739_VINAYAK_AGREEMENT_01.pdf"
  },
  {
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      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "07/11/2000",
      "nameOfApprovingAuthority": {
        "value": "Mira_Bhayander_Municipal_Corporation",
        "label": "Mira Bhayander Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": " NP/NR/755//2000-2001"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "217804",
    "path": "cases/678b9c58290edae64f1a547b/
document_1736148940532_part_OC.pdf",
    "fileName": "document_1736148940532_part_OC.pdf"
  },
  {
    "documentType": {
      "value": "60ae125eaa6d152c1801b353",
      "label": "Maintenance Bill"
    },
    "inputs": {
      "documentDate": "15/09/2024",
      "remark": " in the name of Hiral Hardip Bhimani, issued by New Shalibhadra Grma
Co-op. Hsg. Soc. Ltd.",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
    },
  },
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    "Document_No": "287"
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  "displayStatus": false,
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  "fileName": "document_1736149036046_Maintenance_Bill.pdf"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " NP/NR/269/3688/2000-2001"
},
  "isHardCopy": false,
  "displayStatus": false,
  "id": "475637",
  "path": "cases/678b9c58290edae64f1a547b/document_1736150474763_CC.pdf",
  "fileName": "document_1736150474763_CC.pdf"
}
],
"caseNumber": "013762",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "122994",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jan 04 2025 06:01:32 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Subramanya Krishna Nayak",
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"phone": "9820071136",
"ownershipShare": "",
"email": "",
"id": "534251"
},
{
  "name": "Mr. Vinayak Narayan Nayak",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "664475"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "3",
    "name": "Living Room",
    "length": "10.58",
    "length1": "10",
    "length2": "7",
    "width": "12.00",
    "width1": "12",
    "width2": "00",
    "totalArea": "127.00",
    "images": [],
    "finalArea": "127.00",
    "extraAreas": []
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "8.42",
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    "length2": "5",
    "width": "7.00",
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "58.92"
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    "label": "Square Feet"
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  "id": "3",
  "name": "Toilet",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "16.33",
  "images": [],
  "finalArea": "16.33",
  "extraAreas": []
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "643899",
    "selectAreaTypeDocument": "Saleable",
    "totalAreaDocument": "310",
    "squareMeterArea": "28.80",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
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"docFinalSaleableSquareMeter": "0.00"
}
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"images": [],
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    "area": "335.00",
    "squareMeterArea": "31.12",
    "expectedRate": "13731.34",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "402.00",
    "squareMeterArea": "37.35",
    "expectedRate": "11442.79",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "482.40",
    "squareMeterArea": "44.82",
    "expectedRate": "9535.66",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "677b7bc98ebdf2d52561bc1c",
  "property": "Flat",
  "area": "335",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "4600000",
  "expectedRate": "13731.34",
  "builtUpExpectedRate": "11442.79",
  "image": "cases/678b9c58290edae64f1a547b/
indicator_1736142683762_Image.png",
  "squareMeter": "31.12",
  "id": "980460"
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{
  "carpetArea": {
    "area": "327.00",
    "squareMeterArea": "30.38",
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    "expectedRate": "14678.90",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "392.40",
    "squareMeterArea": "36.46",
    "expectedRate": "12232.42",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "470.88",
    "squareMeterArea": "43.75",
    "expectedRate": "10193.68",
    "percentage": "20"
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  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "4800000",
  "expectedRate": "14678.90",
  "builtUpExpectedRate": "12232.42",
  "image": "cases/678b9c58290edae64f1a547b/
indicator_1736142761367_Image.png",
  "squareMeter": "30.38",
  "id": "782403"
},
{
  "carpetArea": {
    "area": "434.17",
    "squareMeterArea": "40.34",
    "expectedRate": "7713.57",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "521.00",
    "squareMeterArea": "48.40",
    "expectedRate": "6428.02",
    "percentage": "20"
  },
}
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"saleableArea": {
  "area": "625.20",
  "squareMeterArea": "58.08",
  "expectedRate": "5356.69",
  "percentage": "20"
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"printlnReport": false,
"_id": "677b7bc98ebdf2d52561bc1e",
"property": "Flat",
"area": "521",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "3349000",
"expectedRate": "7713.57",
"builtUpExpectedRate": "3349000",
"image": "cases/678b9c58290edae64f1a547b/
indicator_1736143143288_Image.png",
"squareMeter": "48.40",
"id": "468713"
},
{
  "carpetArea": {
    "area": "530.00",
    "squareMeterArea": "49.24",
    "expectedRate": "14188.68",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "636.00",
    "squareMeterArea": "59.09",
    "expectedRate": "11823.90",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "763.20",
    "squareMeterArea": "70.90",
    "expectedRate": "9853.25",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "677b7bc98ebdf2d52561bc1f",
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"area": "530",
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"floor": "",
"source": "Index_no.2",
"expectedPrice": "7520000",
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      "lastName": "Surve",
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      "lastName": "Surve",
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Road, Village - Mira, Kashimira, Taluka - Thane, District - Thane, Mira Road (East), PIN
- 401 107, State - Maharashtra, India",
"addressForMap": "",
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"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"buildingServicesRate": "2400",
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}

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Name	Length	Width	Total
Composition :			

Living Room	10'7"	12'00"	127.00
Kitchen	8'5"	7'00"	58.92
Toilet	4'8"	3'6"	16.33
Other Composition :			