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{
  "typeOfReport": {
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    "RVDSValues": true,
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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": "Abhishek",
    "type": "CREDITOFFICER",
    "_id": "676134fc92b59b6d7dc18f93",
    "email": "abhishekpandey.ssl@gmail.com",
    "lastName": "Pandey",
    "mobileNo": "",
    "workMobileNo": "7977964601"
  },
  "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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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "mobileNo": "02225046265",
  "alternateMobileNo": "",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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"pickupPerson": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
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  "designation": "",
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  "role": "MAKER",
  "firstName": "Pradnya ",
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  "lastName": "Rasam",
  "mobileNo": "9529385821",
  "designation": "",
  "shortName": "PR",
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
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        "label": "FIIV"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "finalMeasurementType": "Sq. Ft.",
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  "value": "",
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  "value": "",
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  "value": "Kalyan",
  "label": true
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  "label": true
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  "key": "buildingName",
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  "label": false
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  "value": "",
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  "label": true
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  "label": false
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  "label": false
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  "key": "postalCode",
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    "label": "Proposed 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": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "finishing": {
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    "label": "Proposed Cement Plastering"
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"general": {
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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": "Mumbai Metropolitan Region Development Authority"
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"whetherCoveredUnderAnyState": {
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  "west": "Internal Road ",
  "south": "Building No. 37",
  "east": "Runwal Gardens Road "
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
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    "east": "Building is under construction ",
    "south": "Building is under construction ",
    "west": "Building is under construction "
  },
  "asPerDocument": {
    "north": "Marginal Space ",
    "east": "Marginal Space ",
    "south": "Flat No. 0908",
    "west": "Flat No. 0906"
  },
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  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
}
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  },
  "extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 2 Bedrooms + Study Room + Living Room / Dining + Kitchen + Passage + 2 Toilets. (i.e. 2.5 BHK)",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali - 01 / Vol - 34 / 973 / 2022 dated 15.07.2022 issued by MMRDA.",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "Building is under construction ",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "buildings": [],
  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "11500.00",
  "depreciatedBuildingRate": "2500"
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"igrRate": {
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  "rate": "53700",
  "landRate": "10100",
  "igrImage": "cases/6790cd9d01810047879c569a/igr_1737622051986_Image.png",
  "squareMeterGuideLineRate": "56385.00",
  "squareFeetGuideLineRate": "5238.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "53700.00",
  "squareMeterGuideLineRate": "56385.00",
  "squareFeetGuideLineRate": "5238.00"
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    "value": "Medium",
    "label": "Medium"
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"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
  "label": "Residential Purpose"
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  "label": "Building is under construction "
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"monthlyRent": "20,000/- (Expected rental income per month after completion\n\nof
construction works)",
"assessmentNo": "Details not available ",
"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MMRDA norms ",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "Proposed_R.C.C._Slab",
    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  }
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"carParking": "Proposed Along with One Car Parking Space ",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
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"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
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"noOfAmenityFloors": "",
"noOfFloors": "32",
"flatFloorNo": "9",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "783.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1737627380647_Image.png",
    "routeLat": "19.182361",
    "routeLng": "73.087778",
    "stationName": "Datiwali",
    "routeDistance": "3.9 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": false
  },
  "locationMapImg": [
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      "id": "6h1lq",
      "name": "6h1lq",
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routeMap_1737627234846_Image.png"
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
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"outward": {
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  "number": "2310286",
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "status": true
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    "status": true
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  "externalBrickWork": {
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    "floorsCompleted": "9",
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    "status": true
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"percentage": "0.90",
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
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  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
},
"externalPainting": {
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  "status": true
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}
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  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": true
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
  "percentage": "25.69",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "4102402.00",
  "selectedBuildUpValue": "783.20",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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    }
  ]
}
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    "orientation": "portrait"
  },
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    "orientation": "portrait"
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    "path": "cases/6790cd9d01810047879c569a/
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    "orientation": "portrait"
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    "path": "cases/6790cd9d01810047879c569a/
externallmg_r_1737617393441_1737617387058_image_6.jpg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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  "max": "12265.00"
},
"builtUpRateRange": {
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  "max": "11150.00"
},
"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
}
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
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    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
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  "status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "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",
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  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "712.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6790cd9d01810047879c569a",
"ownerName": "Neeraj Kumar & Anukriti Kumari ",
"ownerPhoneNo": "7972887092",
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"appAddress": "Flat no. 907, 9th Floor, Building no. 38, Runwal Garden Phase 4, Usarghar Kalyan Dombivali ",

"remark": "",

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{
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 "value": "60af48bf2ffdf65bcd6585fa",
 "label": "Agreement for sale"

},

"inputs": {
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 "from": {
 "value": "Promoter",
 "label": "Promoter"

},

"Promoter": "M/s. Runwal Residency Pvt. Ltd. ",

"to": {
 "value": "Allottee",
 "label": "Allottee"

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"Allottee": "Neeraj Kumar & Anukriti Kumari ",

"number": {
 "value": "No",
 "label": "No"

},

"No": "1311 / 2025"

},

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},

{
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 "label": "Approved Building Plan"

},

"inputs": {
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 "value": "Mumbai_Metropolitan_Region_Development_Authority",
 "label": "Mumbai Metropolitan Region Development Authority"

},

"number": {

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    "value": "No",
    "label": "No"
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  "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali - 01 / Vol -
34 / 973 / 2022"
},
"isHardCopy": false,
"displayStatus": false,
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu Jan 23 2025 10:07:49 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali - 01 / Vol -
34 / 973 / 2022"
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"displayStatus": false,
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu Jan 23 2025 10:08:11 GMT+0000 (Coordinated Universal Time)"
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    "label": "RERA Certificate"
  },
  "inputs": {
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  "value": "Maharashtra_Real_Estate_Regulatory_Authority",
  "label": "Maharashtra Real Estate Regulatory Authority"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "P51700046550"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/6790cd9d01810047879c569a/
document_1737626934454_RERA.pdf",
"id": "762032",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu Jan 23 2025 10:08:54 GMT+0000 (Coordinated Universal Time)"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 22 2025 10:51:09 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Neeraj Kumar & Anukriti Kumari ",
    "phone": "7972887092",
    "ownershipShare": "",
    "email": "",
    "id": "386291"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "label": "Agreement for sale"
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  "docMeasurementType": {
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    "label": "Square Feet"
  },
  "id": "747618",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "712",
  "squareMeterArea": "66.15",
  "docFinalBuiltUp": "783.2",
  "docFinalBuiltUpSquareMeter": "72.765",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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      "squareMeterArea": "84.36",
      "expectedRate": "11013.22",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "998.80",
      "squareMeterArea": "92.79",
      "expectedRate": "10012.01",
      "percentage": "10"
    },
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      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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  },
  "printlnReport": true,
  "_id": "6798c6da115bdf1669092cf3",
  "property": "Runwal Garden, Dombivali East",
  "area": "908",
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"builtUpPercentage": "10",
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"floor": "6",
"source": "magic_bricks",
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"expectedRate": "11013.22",
"builtUpExpectedRate": "10012.01",
"image": "cases/6790cd9d01810047879c569a/
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"squareMeter": "84.36",
"id": "359068"
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{
  "carpetArea": {
    "area": "612.00",
    "squareMeterArea": "56.86",
    "expectedRate": "11928.10",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "62.54",
    "expectedRate": "10843.73",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "21",
  "source": "https://www.99acres.com/",
  "expectedPrice": "7300000",
  "expectedRate": "11928.10",
  "builtUpExpectedRate": "10843.73",
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"image": "cases/6790cd9d01810047879c569a/
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"id": "734390"
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{
"carpetArea": {
"area": "386.00",
"squareMeterArea": "35.86",
"expectedRate": "10410.62",
"percentage": ""
},
"builtUpArea": {
"area": "424.60",
"squareMeterArea": "39.45",
"expectedRate": "9464.20",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
},
"printlnReport": true,
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"property": "Runwal Garden, Dombivali East",
"area": "386",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "8",
"source": "Index_no.2",
"expectedPrice": "4018500",
"expectedRate": "10410.62",
"builtUpExpectedRate": "9464.20",
"image": "cases/6790cd9d01810047879c569a/
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"squareMeter": "35.86",
"id": "205493"
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    "expectedRate": "9970.67",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "saleablePercentage": "0",
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  "floor": "18",
  "source": "Index_no.2",
  "expectedPrice": "6800000",
  "expectedRate": "10967.74",
  "builtUpExpectedRate": "9970.67",
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indicator_1737621995775_Image.png",
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  "id": "298040"
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{
  "carpetArea": {
    "area": "530.00",
    "squareMeterArea": "49.24",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "54.16",
    "expectedRate": "11149.23",
    "percentage": "10"
  },
}
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"property": "Runwal Garden, Dombivali East",
"area": "530",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "25",
"source": "magic_bricks",
"expectedPrice": "6500000",
"expectedRate": "12264.15",
"builtUpExpectedRate": "11149.23",
"image": "cases/6790cd9d01810047879c569a/
indicator_1737622120748_Image.png",
"squareMeter": "49.24",
"id": "593622"
}
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"externalImages": [
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  "status": false,
  "_id": "6791eff9936736429e692dbe",
  "name": "externalImg_1737617388817_1737617387058_image_0.png",
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externalImg_1737617388817_1737617387058_image_0.png",
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},
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  "status": false,
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externallmg_r_1737617389646_1737617387058_image_2.jpg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6791eff9936736429e692dc1",
  "name": "externallmg_r_1737617390716_1737617387058_image_4.jpg",
  "path": "cases/6790cd9d01810047879c569a/
externallmg_r_1737617390716_1737617387058_image_4.jpg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6791eff9936736429e692dc2",
  "name": "externallmg_r_1737617389291_1737617387058_image_1.jpg",
  "path": "cases/6790cd9d01810047879c569a/
externallmg_r_1737617389291_1737617387058_image_1.jpg",
  "orientation": "portrait"
},
{
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Taluka - Kalyan, District - Thane, PIN - 421 204, State - Maharashtra, Country - India",
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Name	Length	Width	Total
Composition :			

Other
Composition :
