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{
  "typeOfReport": {
    "label": "Single Flat",
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Santosh",
    "type": "CREDITOFFICER",
    "_id": "66696c662ae3637b0eea1e4e",
    "lastName": "Yadav",
    "mobileNo": "",
    "workMobileNo": "9044414845",
    "email": "Santosh.yadav@racpc.ssl.sion.co.in"
  },
  "fees": {
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    "expectedFees": null,
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  },
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  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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"pickupPerson": {
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  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
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  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
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  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
  "registrationNo": [
    {
      "title": {
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      "_id": "60af80072ffdf65bcd658651",
      "number": "IBBI/RV/07/2018/10366"
    },
    {
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        "label": "FIIV"
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      "_id": "60af80072ffdf65bcd658652",
      "number": "CAT-I-F-1763"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "dateTime": "2025-01-27",
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
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  "key": "district",
  "value": "Mumbai City",
  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "label": true
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"buildingName": {
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  "value": "",
  "label": false
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  "key": "newSurveyNumber",
  "value": "3/2468",
  "label": true
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  "key": "hisNo",
  "value": "",
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  "value": "662",
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "3704",
  "label": false
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "label": false
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  "value": "Parel",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
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"value": "Urban",
"label": "Urban"
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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"asPerActualAgreement": {
  "north": "National Mills Building",
  "west": "B.S.V.C.A. Hospital ",
  "south": "Internal Road",
  "east": "G. D. Ambedkar Marg & Mahadeva Wadi CHSL"
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"asPerDocumentAgreement": {
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  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
  "asPerActual": {
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    "west": "Marginal Space"
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  "asPerDocument": {
    "north": "Flat No. 3705",
    "east": "Passage & Lifts",
    "south": "Marginal Space",
    "west": "Marginal Space"
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  "title": "Boundaries of The Flat"
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    "title": "Buses"
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  "taxies": {
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"auto": {
  "title": "Auto"
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"privateCars": {
  "title": "Private Cars"
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composition of Residential flat is 3 Bedrooms + Living Room + Dining + Kitchen + 4
Toilets + Deck Area + Utility Area (i.e. 3BHK flat).",
"dateOfIssusApprovePlan": "Copy of Part Occupancy Certificate Document No. CHE/
CTY/1413/F/S/337(NEW)/OCC/1/New dated 10.01.2025 issued by Municipal
Corporation of Greater Mumbai",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "At the time of visit, Builder has not allowed for actual site measurement of
the property. For the purpose of valuation, we have considered area as per Agreement
for Sale only.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "217540",
  "landRate": "88960",
  "igrImage": "cases/679781714090f0a5b214f05d/igr_1738057738100_Image.png",
  "squareMeterGuideLineRate": "261048.00",
  "squareFeetGuideLineRate": "24252.00"
},
"igrFinalRate": {
  "floorRatePercentage": "20",
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"squareFeetGuideLineRate": "24252.00"
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    "label": "I Class"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "1,25,000/- (Expected rental income per month)\n",
  "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 MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Along With 3 Car Parking Space in Podium",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
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"label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
}
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
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"noOfPodium": "7",
"noOfAmenityFloors": "",
"noOfFloors": "46",
"flatFloorNo": "37",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "1457.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/679781714090f0a5b214f05d/
routeMap_1738059250047_Image.png",
    "routeLat": "19.003859",
    "routeLng": "72.846532",
    "stationName": "Ambedkar Nagar",
    "routeDistance": "650 Mt.",
    "routeStation": {
      "value": "Monorail",
      "label": "Monorail"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsQty": "0",
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  "extraCollapsibleGatesQty": "0",
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  "othersRate": "0",
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  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
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"label": "External Development & Final Finishing",
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"status": false
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1738050066009_1738050059634_image_8.jpeg",
    "path": "cases/679781714090f0a5b214f05d/
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1738050065585_1738050059634_image_1.jpeg",
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    "path": "cases/679781714090f0a5b214f05d/
externallmg_1738050065585_1738050059634_image_1.jpeg",
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"compositionImages": []
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  "carpetRateRange": {
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    "max": "44185.00"
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  "builtUpRateRange": {
    "min": "32380.00",
    "max": "40168.00"
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  "saleableRateRange": {
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    "max": "0.00"
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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",
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    "isEditable": true
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    "status": true,
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  "quantity": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"interiorDecorations": {
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  "isEditable": true
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"electricityDeposits": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"isEditable": true
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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totalValues": {
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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taskStatus": {
"SITE_INSPECTION": true,
"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": "Lead",
"value": "LEAD"
},
siteVisitType": "PARTIAL",
isExternalReport": false,
isSiteMeasurementAllowed": false,
finalValuationArea": "1325.00",
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"invoiceIds": [],
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"_id": "679781714090f0a5b214f05d",
"ownerName": "Mr. Rajendra Mahadev Limje & Mrs. Saayali Rajendra Limje",
"ownerPhoneNo": "9322272950",
"appAddress": "Flat no. 3704, 37th Floor, Nirvana, Parel ",
"remark": "",
"documents": [
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Owner",
        "label": "Owner"
      },
      "Owner": "Accord Estates Private Limited",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Rajendra Mahadev Limje & Mrs. Saayali Rajendra Limje",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "11246/2022"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "332731",
    "path": "cases/679781714090f0a5b214f05d/
document_1737982273814_1737982271138_Runwal_Nirvana_3704_Agreement.pdf",
    "fileName":
"document_1737982273814_1737982271138_Runwal_Nirvana_3704_Agreement.pdf"
  },
  {
    "documentType": {
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"value": "60ae1250aa6d152c1801b316",
"label": "Part Occupancy Certificate"
},
"inputs": {
  "documentDate": "10/01/2025",
  "nameOfApprovingAuthority": {
    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "CHE/CTY/1413/F/S/337(NEW)/OCC/1/New"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/679781714090f0a5b214f05d/
document_1737982318918_1737982316129_2447468_OC_signed.pdf",
"fileName":
"document_1737982318918_1737982316129_2447468_OC_signed.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "24/08/2017",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "P51900010100"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1738061353128_rera.pdf",
  "path": "cases/679781714090f0a5b214f05d/document_1738061353128_rera.pdf",
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
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"createdAt": "Tue Jan 28 2025 10:49:13 GMT+0000 (Coordinated Universal Time)"
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    "label": "Commencement Certificate"
  },
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CHE/CTY/1413/F/S/337(NEW)/FCC/5/Amend"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1738061422348_cc.pdf",
  "path": "cases/679781714090f0a5b214f05d/document_1738061422348_cc.pdf",
  "id": "594436",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Jan 28 2025 10:50:22 GMT+0000 (Coordinated Universal Time)"
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"caseNumber": "013967",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jan 27 2025 12:52:01 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rajendra Mahadev Limje & Mrs. Saayali Rajendra Limje",
    "phone": "9322272950",
    "ownershipShare": "",
    "email": "",
    "id": "690109"
  }
]
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"siteInspection": [],
"composition": [],
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      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "123.10",
    "totalAreaDocument": "1325",
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    "docFinalBUILTUp": "1457.50",
    "docFinalBUILTUpSquareMeter": "135.41",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "548341"
  }
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"images": [],
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      "squareMeterArea": "123.00",
      "expectedRate": "44184.29",
      "percentage": ""
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    "builtUpArea": {
      "area": "1456.40",
      "squareMeterArea": "135.30",
      "expectedRate": "40167.54",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
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    "expectedRate": "0.00",
    "percentage": ""
  },
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  "property": "Runwal Nirvana, Lower Parel",
  "area": "1324",
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  "areaType": "Carpet",
  "floor": "4",
  "source": "magic_bricks",
  "expectedPrice": "58500000",
  "expectedRate": "44184.29",
  "builtUpExpectedRate": "40167.54",
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indicator_1738057460598_Image.png",
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  "id": "456886"
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  "carpetArea": {
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    "squareMeterArea": "123.10",
    "expectedRate": "43396.23",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1457.50",
    "squareMeterArea": "135.41",
    "expectedRate": "39451.11",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
  "_id": "6798aad64090f0a5b21561dd",
  "property": "Runwal Nirvana, Lower Parel ",
  "area": "1325",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "15",
"source": "https://www.99acres.com/",
"expectedPrice": "57500000",
"expectedRate": "43396.23",
"builtUpExpectedRate": "39451.11",
"image": "cases/679781714090f0a5b214f05d/
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"squareMeter": "123.10",
"id": "908354"
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"carpetArea": {
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"squareMeterArea": "100.06",
"expectedRate": "35677.81",
"percentage": ""
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"builtUpArea": {
"area": "1184.70",
"squareMeterArea": "110.06",
"expectedRate": "32434.37",
"percentage": "10"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Runwal Nirvana, Lower Parel",
"area": "1077",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "24",
"source": "Index_no.2",
"expectedPrice": "38425000",
"expectedRate": "35677.81",
"builtUpExpectedRate": "32434.37",
"image": "cases/679781714090f0a5b214f05d/
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"squareMeter": "100.06",
"id": "109219"
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    "squareMeterArea": "73.02",
    "expectedRate": "35617.81",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "80.32",
    "expectedRate": "32379.83",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "38",
  "source": "Index_no.2",
  "expectedPrice": "27995598",
  "expectedRate": "35617.81",
  "builtUpExpectedRate": "32379.83",
  "image": "cases/679781714090f0a5b214f05d/
indicator_1738057687024_Image.png",
  "squareMeter": "73.02",
  "id": "580300"
}
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"externalImages": [
  {
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    "status": false,
    "_id": "67988b156258b1a57671968a",
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externallmg_1738050320242_1738050315533_image_0.jpeg",
    "orientation": "portrait"
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Village - Parel - Sewree Division, Municipality Ward No. F/South Ward, Parel, District -
Mumbai City, PIN Code - 400 012, State - Maharashtra, India",
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"email": "",
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"landOtherRate": "37000",
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Universal Time)"
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Name	Length	Width	Total
Composition :			

Other
Composition :
