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{
  "typeOfReport": {
    "label": "Single Flat",
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856bb50"
    },
    "firstName": "Rupesh",
    "type": "CREDITOFFICER",
    "_id": "658679075b664a64c315b2b3",
    "lastName": "Juvekar",
    "mobileNo": "",
    "workMobileNo": "8169226574",
    "email": "sbi.08586@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "8500000",
    "discussWithPerson": "Rupesh",
    "expectedFees": 4250,
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"organization": {
  "_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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000346",
  "type": "BRANCH",
  "name": "Madam Cama Road Branch Mumbai",
  "email": "sbi.30203@sbi.co.in",
  "mobileNo": "1800 4253800",
  "alternateMobileNo": "",
  "address": "Ground Floor State Bank Annexe Madam Kama Road, Nariman Point,
Mumbai, Maharashtra 400021",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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"type": "EMPLOYEE",
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  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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"siteEngineer": {
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  "_id": "648fcad91b499c2d52dc86f3",
  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
  "workWithDocumentMaker": "",
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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  "designation": ""
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"maker": {
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  "firstName": "Jayaraja",
  "email": "jayaraja@vastukala.org",
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"lastName": "Acharya",
"mobileNo": "9867664219",
"designation": "",
"shortName": "JA",
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  "role": "MAKER+CHECKER",
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  "lastName": "Sarmalkar",
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  "shortName": "VS",
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  "designation": ""
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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        "number": "IBBI/RV/07/2018/10366"
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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],
"clientType": {
  "label": "BANK",
  "value": "BANK"
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      "remark": "contact number \nManjula Awasthi \n8755693416\n\nTwo opinion "
    },
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      "dateTime": "2025-01-31",
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      "dateTime": "2025-02-01",
      "remark": "MANUAL_IN_TASK"
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    "status": true,
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  "value": "India",
  "label": false
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  "key": "village",
  "value": "Chembur",
  "label": true
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  "label": false
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  "key": "buildingNo",
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  "label": true
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  "key": "district",
  "value": "Mumbai Suburban",
  "label": true
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  "label": true
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  "label": true
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  "key": "buildingName",
  "value": "Raunak Centrum",
  "label": false
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  "value": "",
  "label": true
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  "key": "street1",
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Engineering College",
  "label": false
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"value": "Sion Trombay Road, Priyadarshini Circle",
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"landmark": {
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  "label": false
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "2211",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
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  "label": true
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "name": "SRO",
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"value": "",
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  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 400 024",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Chunabhatti",
  "label": false
}
},
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    "label": "Proposed R.C.C. Slab"
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  "flooring": {
    "value": "Proposed_Vitrified_tiles_flooring",
    "label": "Proposed Vitrified tiles flooring"
  },
  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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"value": "Proposed_Powder_coated_aluminium_sliding_windows",
"label": "Proposed Powder coated aluminium sliding windows"
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  "label": "Proposed Concealed plumbing with C.P. fixtures. Proposed Electrical wiring with Concealed."
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"finishing": {
  "value": "Proposed_Cement_Plastering",
  "label": "Proposed Cement Plastering"
}
},
"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Internal Road",
    "west": "Vasant Dada Engineering College",
    "south": "Building No. B",
    "east": "Open Land"
  },
  "asPerDocumentAgreement": {
    "north": "Municipal Garden",
    "west": "Eastern Express Highway",
    "south": "Vasant Dada Patil College",
    "east": "Pipeline, Mahatma Phule Society"
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},
"unitBoundaries": {
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    "north": "Building Under Construction",
    "east": "Building Under Construction",
    "south": "Building Under Construction",
    "west": "Building Under Construction"
  },
  "asPerDocument": {
    "north": "Passage",
    "east": "Flat / Marginal Space",
    "south": "Marginal Space",
    "west": "Passage/Staircase/Lift"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Sale Plan Attached with the Agreement, the composition of residential flat is Living Room + 2 Bedrooms + Kitchen + 2 Toilets (i.e. 2 BHK with 2 Toilets)",
"dateOfIssusApprovePlan": "Approved Building Plan No. SRA/ENG/2655/L/STBL/AP dated 16.11.2021 issued by Slum Rehabilitation Authority (SRA).",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
}
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"compositeRate": {
  "remark": "As per site inspection, building is under construction. The details about the
under construction property has been provided by Mr. Abhishek Panchal (CRM),
Contact No. 8850805371.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "129690",
  "landRate": "48390",
  "igrImage": "cases/679d02517dd57116683e8294/igr_1738649679874_Image.png",
  "squareMeterGuideLineRate": "149144.00",
  "squareFeetGuideLineRate": "13856.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
  "rate": "129690.00",
  "squareMeterGuideLineRate": "149144.00",
  "squareFeetGuideLineRate": "13856.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per SRA norms",
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"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
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"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": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed One Car Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Proposed_Plain_Looking",
    "label": "Proposed Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2028",
    "fullDate": "1/1/2028"
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  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  }
}
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},
"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"maintenancelssues": {
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"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"visibleDamageInBuilding": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"systemOfAirConditioning": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"provisionOfFirefighting": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"groundStilt": {
"value": "Proposed_Ground",
"label": "Proposed Ground"
},
"yearOfConstructionAsPer": {
"value": "As_per_RERA_Certificate",
"label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "2",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "30",
"flatFloorNo": "22",
"noOfLifts": "9",
"noOfDwellingUnitsInBuilding": "13"
},
"finalPlinthArea": {
"area": "655.60",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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"routeMapImg": "cases/679d02517dd57116683e8294/
routeMap_1738653163829_Image.png",
"routeLat": "19.051533",
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"routeLng": "72.879071",
"stationName": "Chunnabhatti ",
"routeDistance": "2.9 km. ",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "rdyl3q",
    "name": "rdyl3q",
    "image": "cases/679d02517dd57116683e8294/
routeMap_1738652967982_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
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"bookValue": "0",
"finalValue": "16688000.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-02-04T08:59:02.483Z",
  "date": "Tue Feb 04 2025 08:59:02 GMT+0000 (Coordinated Universal Time)",
  "number": "2310378",
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  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
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"percentage": "5",
"isHideFloor": false,
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"internalBrickWork": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
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"externalBrickWork": {
  "label": "External Brick Work",
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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},
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"window": {
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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"externalPainting": {
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "status": true
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": true,
"status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "status": true
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"guidelineDetails": {
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
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externallmg_1738396564028_1738396516935_image_2.jpeg",
    "orientation": "landscape"
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    "orientation": "portrait"
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    "path": "cases/679d02517dd57116683e8294/
externallmg_1738396621296_1738396532770_image_1.jpeg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "29698.00"
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  "builtUpRateRange": {
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    "max": "26999.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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  "status": true,
  "isEditable": true
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  "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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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"title": "Electricity deposits / electrical fittings, etc",
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"estimatedValue": "0.00",
"status": true,
"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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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "MAKER": false,
  "CHECKER": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "679d02517dd57116683e8294",
"ownerName": "Mrs. Manjul Awasthi ",
"ownerPhoneNo": "8755693416",
"appAddress": "2211\n22nd floor A wing \nRaunak centrum \nRahul Nagar \nMumbai
400071",
"remark": "contact number \nManjula Awasthi \n8755693416\n\nTwo opinion ",
"documents": [
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      "label": " Agreement"
    },
    "inputs": {
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        "value": "Promoter",
        "label": "Promoter"
      },
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& M/s. Shree Viraj Enterprises",
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"to": {
  "value": "Allottee",
  "label": "Allottee"
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"Allottee": "Mrs. Manjul Awasthi & Mr. Pramul Kant",
"number": {
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  "label": "Registration No"
},
"Registration_No": " 1802/2025"
},
"isHardCopy": false,
"displayStatus": true,
"id": "711890",
"path": "cases/679d02517dd57116683e8294/
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"fileName":
"document_1738342949694_1738342947611_Agreement_Centrum_A_2211.pdf"
},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "number": {
      "value": "No",
      "label": "No"
    }
  },
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},
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"fileName": "document_1738655201076_P51800033269.pdf"
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    "label": "Amended Commencement Certificate"
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  "inputs": {
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"nameOfApprovingAuthority": {
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  "label": "Slum Rehabilitation Authority (SRA)"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": " SRA/ENG/2655/L/STGL/AP"
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"fileName": "document_1738655570507_CC.pdf"
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    "label": "Approved Building Plan"
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      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
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      "label": "No"
    },
    "No": " SRA/ENG/2655/L/STGL/AP"
  },
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  "fileName": "document_1738655682018_Plan.pdf"
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"caseNumber": "014063",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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"description": "Create Lead",
"datetime": "Fri Jan 31 2025 17:03:13 GMT+0000 (Coordinated Universal Time)"
}
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{
"name": "Mrs. Manjul Awasthi ",
"phone": "8755693416",
"ownershipShare": "",
"email": "",
"id": "394954"
},
{
"name": "Mr. Pramul Kant",
"phone": "",
"email": "",
"ownershipShare": "",
"panNo": "",
"aadharNo": "",
"id": "863697"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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"documentPerArea": [
{
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"value": "652d16a0316e1359cebd3c15",
"label": " Agreement"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
},
{id": "483462",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "596",
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"docFinalBuiltUp": "655.60",
"docFinalBuiltUpSquareMeter": "60.91",
"docBultupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
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"docFinalSaleableSquareMeter": "0.00"
}
],
"images": [],
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    "squareMeterArea": "55.37",
    "expectedRate": "29697.99",
    "percentage": ""
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  "builtUpArea": {
    "area": "655.60",
    "squareMeterArea": "60.91",
    "expectedRate": "26998.17",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "area": "596",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "17700000",
  "expectedRate": "29697.99",
  "builtUpExpectedRate": "26998.17",
  "image": "cases/679d02517dd57116683e8294/
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  "id": "988470"
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    "squareMeterArea": "55.37",
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    "expectedRate": "29362.42",
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    "expectedRate": "26693.11",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "596",
  "builtUpPercentage": "10",
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  "areaType": "Carpet",
  "floor": "",
  "source": "square_yards",
  "expectedPrice": "17500000",
  "expectedRate": "29362.42",
  "builtUpExpectedRate": "26693.11",
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  "id": "365938"
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  "carpetArea": {
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    "percentage": ""
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    "squareMeterArea": "60.91",
    "expectedRate": "25163.59",
    "percentage": "10"
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}
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"saleableArea": {
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "16497248.00",
"expectedRate": "27679.95",
"builtUpExpectedRate": "25163.59",
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"squareMeter": "55.37",
"id": "772870"
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{
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    "squareMeterArea": "86.86",
    "expectedRate": "28063.23",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "95.55",
    "expectedRate": "25512.03",
    "percentage": "10"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Flat",
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"floor": "",
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"expectedPrice": "26239124.00",
"expectedRate": "28063.23",
"builtUpExpectedRate": "25512.03",
"image": "cases/679d02517dd57116683e8294/
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"squareMeter": "86.86",
"id": "864162"
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],
"externalImages": [
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"path": "cases/679d02517dd57116683e8294/
externalImg_1738396535524_1738396516935_image_0.jpeg",
"orientation": "portrait"
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externalImg_1738396548997_1738396516935_image_1.jpeg",
"orientation": "landscape"
},
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"type": "EXTERNAL_IMAGES",
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"path": "cases/679d02517dd57116683e8294/
externalImg_1738396564028_1738396516935_image_2.jpeg",
"orientation": "landscape"
},
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"type": "EXTERNAL_IMAGES",
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externallmg_1738396574046_1738396516935_image_3.jpeg",
    "orientation": "portrait"
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externallmg_1738396584451_1738396516935_image_4.jpeg",
    "orientation": "portrait"
  },
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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Other Composition :			