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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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    "value": "Housing_Loan"
  },
  "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": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Shailesh",
    "type": "CREDITOFFICER",
    "_id": "6646d7b96f40574290c0f910",
    "lastName": "SSL",
    "mobileNo": "",
    "workMobileNo": "8850421348",
    "email": "shailesh.ssl@gmail.com"
  },
  "fees": {
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    "expectedFees": null,
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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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  "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": "000215",
  "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": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
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"staff": {
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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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  "_id": "62550ed0aba01e0af98f2f75",
  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
  "workWithDocumentMaker": "",
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"rateVerifier": {
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"maker": {
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  "role": "MAKER",
  "firstName": "Jayaraja",
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"email": "jayaraja@vastukala.org",
"lastName": "Acharya",
"mobileNo": "9867664219",
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  {
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    "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": "IBBI/RV/07/2018/10366"
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  "workWithDocumentMaker": "",
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  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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  "value": "BANK"
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      "remark": ""
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  ],
  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "label": true
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    "label": false
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  "label": true
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Dombivli (East)",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
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  "label": true
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"label": true
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  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "name": "Street 1",
  "key": "street1",
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  "label": false
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"street2": {
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  "key": "street2",
  "value": "Bhadra Nagar, Desale Pada",
  "label": false
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  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
  "status": false,
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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12/13(pt), 14/2A(pt) 14/2B(pt), 14/4(pt), 38/1(pt), 38/2(pt), 41/1A(pt)",
  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "value": "",
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  "value": "",
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  "key": "selectNo",
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  "key": "khataNo",
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  "label": false
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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"label": false
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"value": "",
"label": false
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"flatSpecifications": {
"roof": {
"value": "R.C.C._slab",
"label": "R.C.C. slab"
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"label": "Vitrified Tile Flooring"
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"doors": {
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"label": "Teak Wood Door frame with Solid flush door"
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"windows": {
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"label": "Powder Coated Aluminium Sliding"
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"fittings": {
"value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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}
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"value": "MiddleClass",
"label": "Middle Class"
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"label": "Urban"
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"townplanApprovedByList": {
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"label": "Kalyan Dombivali Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
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"asPerActualAgreement": {
"north": "Compound",
"west": "Tower No. 14",
"south": "Internal Road",
"east": "Parking & Compound"
},
"asPerDocumentAgreement": {
"north": "RG Area (As per RERA)",
"west": "RG Area (As per RERA)",
"south": "24 mtrs. Wide Road (As per RERA)",
"east": "MLCP Building (As per RERA)"
},
"unitBoundaries": {
"asPerActual": {
"north": "External visit only",
"east": "External visit only",
"south": "External visit only",
"west": "External visit only"
},
"asPerDocument": {
"north": "Flat No. 406",
"east": "Lift",
"south": "Marginal Space",
"west": "Passage"
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"whichTheLocalityIsServed": {
"buses": {
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    "auto": {
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    "privateCars": {
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  "dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.\n\n",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At time of visit, Site measurement & Photographs not allowed at site. The details about the property has been provided by Sales Person Mr. Ashish Ghogale (Contact No. 7977732370).",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "53700",
  "landRate": "10100",
  "igrImage": "cases/67a1b89ea2b18adef0cc30d7/igr_1738761462483_Image.png",
  "squareMeterGuideLineRate": "53700.00",
  "squareFeetGuideLineRate": "4989.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
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"depreciationPercentage": "0",
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "Rs. 16,000/- Expected rental income per month",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MMRDA norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  }
},
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "One Car Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "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": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
}
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},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"maintenanceIssues": {
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  "label": "New Building"
},
"visibleDamageInBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
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    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
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  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "59",
  "ageOfBuilding": "1",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "23",
  "flatFloorNo": "4",
  "noOfLifts": "3",
  "noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "574.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67a1b89ea2b18adef0cc30d7/
routeMap_1738824119060_Image.png",
    "routeLat": "19.183656",
    "routeLng": "73.085108",
    "stationName": "Dombivli",
    "routeDistance": "5.5 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
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{
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  "name": "lb55x",
  "image": "cases/67a1b89ea2b18adef0cc30d7/
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}
],
},
"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "600000",
  "totalothersRate": "600000",
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"finalValue": "6264000.00"
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"outward": {
  "status": true,
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  "date": "Thu Feb 06 2025 11:23:06 GMT+0000 (Coordinated Universal Time)",
  "number": "2310421",
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  "generatedBy": "60f915d3f3dd69653a592199"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "status": false
  },
  "internalBrickWork": {
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    "isHideFloor": false,
    "status": false
  },
  "externalBrickWork": {
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"floorsCompleted": "",
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"isHideFloor": false,
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  "isHideFloor": false,
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"externalPlastering": {
  "label": "External Plastering",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "External Painting",
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  "percentage": "0.00",
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  "status": false
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  "label": "Electrification, Plumbing, Sanitary Installation",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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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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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "12265.00"
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  "builtUpRateRange": {
    "min": "9759.00",
    "max": "11150.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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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",
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  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": 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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  "value": "LEAD"
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"status": true,
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"ownerName": "Rohit Kumar",
"ownerPhoneNo": "7506501665",
"appAddress": "Flat no. 403, 4th Floor, Building no. 13, Runwal Garden Phase 2,
Usarghar Kalyan Dombivali ",
"remark": "",
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
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      "Promoter": "Runwal Residency Private Limited",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Rohit Kumar And Gunjan Kumari",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
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{
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "number": {
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      "label": "No"
    },
    "No": " P51700025677"
  },
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  "displayStatus": false,
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"fileName": "document_1738826251068_P51700025677.pdf"
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  "documentType": {
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "14/05/2024",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " SROT/Growth Centre/2401/BP/ITP-Usarghar-Gharvali-01/Amended CC
Phase 8 B. No. 43, 44 & 45/ Vol-46/527/2024"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "468600",
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ncement_Certificates___NA_Order_for_plotted_development.pdf",
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der_for_plotted_development.pdf"
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  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy 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-01/1151/2024"
  },
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  "displayStatus": false,
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ncy_Certificate__Completion_Certificate__Architects_certificate_of_completion_for_plot
ted_development.pdf",
  "fileName": "document_1738826875350_1_Occupancy_Certificate__Completion_C
ertificate__Architects_certificate_of_completion_for_plotted_development.pdf"
}
],
"caseNumber": "014101",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "284076",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 04 2025 06:50:06 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Rohit Kumar",
    "phone": "7506501665",
    "ownershipShare": ""
  }
]
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"email": "",
"id": "594360"
},
{
  "name": "Gunjan Kumari",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "panNo": "",
  "aadharNo": "",
  "id": "306294"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
    },
    "id": "460965",
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    "totalAreaDocument": "522",
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    "docFinalBuiltUp": "574.2",
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    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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"images": [],
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  {
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      "area": "505.00",
      "squareMeterArea": "46.92",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "51.61",
    "expectedRate": "10981.10",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "505",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "17",
  "source": "magic_bricks",
  "expectedPrice": "6100000",
  "expectedRate": "12079.21",
  "builtUpExpectedRate": "10981.10",
  "image": "cases/67a1b89ea2b18adef0cc30d7/
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  "squareMeter": "46.92",
  "id": "904185"
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{
  "carpetArea": {
    "area": "530.00",
    "squareMeterArea": "49.24",
    "expectedRate": "12264.15",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "54.16",
    "expectedRate": "11149.23",
    "percentage": "10"
  },
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"saleableArea": {
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"floor": "25",
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"builtUpExpectedRate": "11149.23",
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"id": "916820"
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  "builtUpArea": {
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    "expectedRate": "10101.01",
    "percentage": "10"
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  "saleableArea": {
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    "percentage": ""
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"area": "495",
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"expectedPrice": "5500000",
"expectedRate": "11111.11",
"builtUpExpectedRate": "10101.01",
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indicator_1738761230561_Image.png",
"squareMeter": "45.99",
"id": "869066"
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{
"carpetArea": {
"area": "899.00",
"squareMeterArea": "83.52",
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"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "91.87",
"expectedRate": "9758.32",
"percentage": "10"
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"saleableArea": {
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    "builtUpExpectedRate": "9758.32",
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "orientation": "portrait"
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    "path": "cases/67a1b89ea2b18adef0cc30d7/
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    "type": "MEASUREMENT_IMAGE",
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"status": false,
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  "orientation": "portrait"
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