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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
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    "label": "Bank Loan"
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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    },
    "firstName": "Gangesh Prashad",
    "type": "CREDITOFFICER",
    "_id": "6516744ee393a05c24124dbc",
    "lastName": "Chawdhary",
    "mobileNo": "",
    "workMobileNo": "8511114709",
    "email": "sbi.18964@sbi.co.in"
  },
  "fees": {
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  "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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"branch": {
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  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "sbi.18964@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "234-241, SWC HUB, Opp Rajpath Complex, Vasna - Bhaili Main Road,
Bhaili, Vadodara, Gujrat 391410"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
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"_id": "62691c48afd7d55eddecfda3",
"role": "ADMIN",
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"lastName": "chavan",
"mobileNo": "8390804382",
"shortName": "BH",
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"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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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"firstName": "Prajakta",
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"lastName": "Patil",
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        "label": "Registered Valuer"
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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    ]
  }
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"fatherName": "Baburao"
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      "remark": ""
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    {
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      "dateTime": "2025-02-12",
      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2025-02-11",
      "remark": "MANUAL_IN_TASK"
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  "value": "",
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  "label": false
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  "value": "",
  "label": false
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  "name": "Project Name",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "CTSNo",
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  "value": "G/South Ward",
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  "value": "",
  "label": false
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  "key": "mouza",
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "PIN Code- 400 025",
  "label": false
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  "key": "suburb",
  "value": "Worli",
  "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Powder Coated Aluminium Sliding"
  },
  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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    "label": "Cement Plastering"
  }
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    "label": "Higher Class"
  },
  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Road & Aditya Birla Centre",
    "south": "Omkar 1973",
    "east": "MHADA Buildings"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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      "east": "Passage",
      "south": "Flat No. 3501",
      "west": "Marginal Space"
    },
    "asPerDocument": {
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      "east": "Details not available",
      "south": "Details not available",
    }
  }
}
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Site Inspection, Residential flat is having single bare shell unit.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Document No.SRA/ENG/1292/GS/ML & PL/AP Dated 06.04.2017\nissued by Slum Rehabilitation Authority",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "The flat is sold as bare shell unit. Interior work has to be done by the individual flat owner at his own cost and requirement.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "405320",
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"landRate": "218610",
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"squareFeetGuideLineRate": "45187.00"
},
"igrFinalRate": {
  "floorRatePercentage": "20",
  "depreciationPercentage": "95",
  "rate": "43943.00",
  "squareFeetGuideLineRate": "43943.00",
  "squareMeterGuideLineRate": "472995.00"
},
"outgoingDetail": {
  "areaStatusList": {
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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": "N.A.",
  "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": "Flat in bare shell condition"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"partitions": {
"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
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"carParking": "Along with Three (3) Car Parking Spaces bearing Nos. 11, 60, 61
situated on the 10th parking level of Tower B",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2022",
"fullDate": "1/1/2022"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
"label": "Good"
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},
"materialUsedList": {
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  "label": "Good"
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  "label": "Standard"
},
"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": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "Lower_Ground_Floor",
"label": "Lower Ground Floor"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "4",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "65",
"flatFloorNo": "35",
"noOfLifts": "10",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
"area": "0.00"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67a5ea38c6108fdeef4a898d/
routeMap_1739506951890_Image.png",
"routeLat": "19.011027",
"routeLng": "72.823428",
"stationName": "Prabhadevi",
"routeDistance": "1.8 Km.",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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}
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"finalLatLng": {
"coordinates": [
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0
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"type": "Point"
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    "image": "cases/67a5ea38c6108fdeef4a898d/
routeMap_1739506891630_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "number": "2310553",
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    }
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      "orientation": "portrait"
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      "orientation": "portrait"
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externallmg_1739436463671_1739436443238_image_2.jpeg",
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}
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    "name": "Passage",
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    "name": "Passage",
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    "status": false,
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    "name": "Passage",
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    "orientation": "portrait"
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    "name": "Passage",
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    "orientation": "portrait"
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    "name": "Passage",
    "path": "cases/67a5ea38c6108fdeef4a898d/
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    "orientation": "portrait"
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    "name": "Passage",
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  "name": "Passage",
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  "orientation": "portrait"
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  "status": false,
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  "name": "Passage",
  "path": "cases/67a5ea38c6108fdeef4a898d/
externallmg_1739436467327_1739436443238_image_17.jpeg",
  "orientation": "portrait"
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  "name": "Passage",
  "path": "cases/67a5ea38c6108fdeef4a898d/
externallmg_1739436467632_1739436443238_image_18.jpeg",
  "orientation": "portrait"
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  "carpetRateRange": {
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    "max": "141072.00"
  },
  "builtUpRateRange": {
    "min": "93663.00",
    "max": "128247.00"
  },
  "saleableRateRange": {
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  "isEditable": true
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  "quantity": "0.00",
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"ratePerUnit": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "isEditable": false
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  "MAKER": false,
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"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"type": "CASE",
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"empanelmentNo": [
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Robin Patel & Mrs. Tania Patel",
"ownerPhoneNo": "8980165253",
"fullAddress": "Residential Flat No. 3502, 35th Floor, Wing - Tower B, Three Sixty West, Plot No. Final Plot No. 1078 of Town Planning Scheme - IV of Mahim Division, Dr. Annie Besant Road, Sadanand Hasu Tandel Marg, Village - Lower Parel Division, Municipality Ward No. G/South Ward, Worli, District - Mumbai Main, Mumbai, PIN Code- 400 025, State - Maharashtra, India",
"remark": "",
"documents": [
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      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
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        "value": "Vendor",
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    "label": "Vendor"
  },
  "Vendor": "Mr. Robin Patel & Mrs. Tania Patel",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mrs. Paulomi Doshi & Mr. Saumik Doshi"
},
"isHardCopy": false,
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"fileName": "document_1738926382783_ICL_Sale_Deed__240120251.pdf"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ee",
    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "03/12/2020",
    "remark": " issued by Vinod P. Talathi for Mr. Robin Patel & Mrs. Tania Patel "
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "995748",
  "path": "cases/67a5ea38c6108fdeef4a898d/
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  "fileName":
"document_1738926392122_ROBIN_PATEL____VALUATION_REPORT_0001.pdf"
},
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    "label": "Memorandum of Transfer"
  },
  "inputs": {
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    "remark": "Memorandum relating to Deposit of Title Deed for creation of charge for
Term Loan / Overall Limit dated 16/09/2021 b/w Mr. Robin Patel & Mrs. Tania Patel  and
State Bank of India , RACPC, Sayajigunj, Vadodara"
  },
  "isHardCopy": false,
  "displayStatus": true,

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"id": "326871",
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},
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  "documentType": {
    "value": "60ae12b1aa6d152c1801b4d6",
    "label": "Title Report"
  },
  "inputs": {
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    "remark": " issued by Rashmi V. Chitale"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "258005",
  "path": "cases/67a5ea38c6108fdeef4a898d/
document_1738926415657_ROBIN_PATEL_TITLE_REPORT_0001.pdf",
  "fileName":
"document_1738926415657_ROBIN_PATEL_TITLE_REPORT_0001.pdf"
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    "label": "RERA Certificate"
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "P51900012115 "
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"createdAt": "Fri Feb 14 2025 05:03:42 GMT+0000 (Coordinated Universal Time)"
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    "label": "Commencement Certificate"
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  "inputs": {
    "documentDate": "26/04/2017",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "SRA/ENG/1292/GS/M/AP"
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"displayStatus": true,
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"id": "474098",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Fri Feb 14 2025 05:04:13 GMT+0000 (Coordinated Universal Time)"
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  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "29/06/2022",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "SRA/ENG/1292/GS/ML & PL/AP"
},
"isHardCopy": false,
"displayStatus": true,
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"id": "244786",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Fri Feb 14 2025 05:04:36 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "06/04/2017",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "SRA/ENG/1292/GS/ML & PL/AP"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName":
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  "path": "cases/67a5ea38c6108fdeef4a898d/
document_1739509510379_document_1733468222840_Approved_Plan.pdf",
  "id": "891215",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Fri Feb 14 2025 05:05:31 GMT+0000 (Coordinated Universal Time)"
}
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  "label": "Retail"
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"caseNumber": "014192",
"createdBy": "62691c48afd7d55eddecfda3",
"caseHistory": [
  {
    "id": "945588",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 07 2025 11:10:48 GMT+0000 (Coordinated Universal Time)"
  }
]
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}
],
"owners": [
  {
    "name": "Mr. Robin Patel & Mrs. Tania Patel",
    "phone": "8980165253",
    "ownershipShare": "",
    "email": "",
    "id": "537595"
  }
],
"proposePurchasers": [
  {
    "name": "Mrs. Paulomi Doshi & Mr. Saumik Doshi",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": ""
  }
],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "979617",
    "name": "Living Room",
    "length": "20.83",
    "length1": "20",
    "length2": "10",
    "width": "7.67",
    "width1": "7",
    "width2": "8",
    "totalArea": "159.72",
    "images": [],
    "extraAreas": [],
    "finalArea": "159.72"
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      "label": "Square Feet"
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"width2": "00",
"totalArea": "760.00",
"images": [],
"extraAreas": [],
"finalArea": "760.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "13.08",
  "length1": "13",
  "length2": "1",
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    "size": "16141",
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  },
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"contactPersonName": "Mr. Robin Patel ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
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"siteVisitDate": "2025-02-11",
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"finalBuiltUpPercentage": "10",
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  "mall": false
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"finalSaleablePercentage": "",
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"otherCompositionCarpetTotal": "964.55",
"otherCompositionSaleableTotal": "0.00",
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"finalSalableArea": "5535.81",
"salablePercentage": "10",
"toBeAdded": "",
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```

"siteMeasurementRemark": "\nCarpet Area in Sq. Ft. = 3611.00\nBalcony Area in Sq. Ft. = 964.00\nTotal Carpet Area in Sq. Ft. = 4575.00\n(Area as per Actual Site Measurement)\n\n\n",

"reportGeneratedDate": "Thu Feb 13 2025 00:00:00 GMT+0000 (Coordinated Universal Time)"

}

Name	Length	Width	Total
Composition :			
Living Room	20'10"	7'8"	159.72
Passage	38'00"	20'00"	760.00
Passage	13'1"	2'5"	31.62
Passage	43'2"	24'2"	1043.19
Passage	28'4"	16'9"	474.58
Bedroom	27'7"	21'6"	593.04
Passage	23'3"	3'7"	83.31
Passage	27'00"	7'9"	209.25
Passage	18'7"	5'9"	106.85
Passage	9'00"	4'5"	39.75
Servent Room	19'5"	3'4"	64.72
Passage	4'5"	6'4"	27.97
Toilet	4'6"	3'8"	16.50
Other Composition :			
Balcony Area	18'9"	12'3"	229.69
Balcony Area	18'1"	12'00"	217.00
Balcony Area	20'3"	16'8"	337.50
Balcony Area	7'1"	5'3"	37.19
Balcony Area	16'9"	3'5"	57.23
Balcony Area	19'10"	4'4"	85.94