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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6273b00bafd7d55eddee5f69"
    },
    "firstName": "Vinod",
    "type": "CREDITOFFICER",
    "_id": "668bb750e61b5802e8d945c7",
    "email": "sbi.04205@sbi.co.in",
    "lastName": "Jagtap",
    "mobileNo": "",
    "workMobileNo": "9860443086"
  },
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    "expectedFees": null,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai
Samachar Marg, Fort, Mumbai, State - Maharashtra, Country - India"
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  "label": "Land & Building / Immovable Property"
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"zone": {
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  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
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  "firstName": "Vaibhav",
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  "mobileNo": "8779534609",
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  "firstName": "SONAL ",
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  "lastName": " SHIVGAN",
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  "designation": "",
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  "firstName": "Vinita",
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  "lastName": "Surve",
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  "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "longitude": "72.94393464531052"
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      "remark": ""
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  "label": true
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  "label": true
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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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  "value": "",
  "label": false
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  "label": false
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"flatSpecifications": {
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    "value": "rcc_Slab"
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  "flooring": {
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    "value": "Proposed_Vitrified_tiles_flooring"
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    "value": "Proposed_Teak_wood_door_frame_with_flush_doors"
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  "windows": {
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    "value": "Proposed_Powder_coated_aluminium_sliding_windows"
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    "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Concealed_wiring"
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  "value": "Urban"
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"townplanApprovedByList": {
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  "value": "MCGM"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Subhash Nagar Road",
  "south": "Tower - A",
  "east": "Open Plot"
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"asPerDocumentAgreement": {
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358A/1/A/8, 358A/1/A/1 and 358/A/2",
  "west": "CEAT Type Road",
  "south": "Some Properties of CEAT Type Road and Some Part of Railway Property /
facilities",
  "east": "Railway facilities (including Railway Track)"
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"unitBoundaries": {
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    "south": "Building Under Construction",
    "west": "Building Under Construction"
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  "asPerDocument": {
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    "south": "Information not available",
    "west": "Information not available"
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    "taxies": {
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    "auto": {
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    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": " Copy of Approved Building Plan Document No. P-9962 / 2022 / (358 / 11) / S WARD / BHANDUP - W/337/1/NEW Dated 10.10.2024 issued by Municipal Corporation of Greater Mumbai",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
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"apfDetails": {
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  "compositions": []
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "142230",
  "landRate": "58050",
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"igrFinalRate": {
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  "squareMeterGuideLineRate": "163565.00",
  "squareFeetGuideLineRate": "15196.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
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  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "Information not available",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  },
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  "value": "Proposed_Municipal_Water_Supply"
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"pavementLaid": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"carParking": "Proposed Podium Car Parking",
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  "value": "InProgress"
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"asthetikLook": {
  "value": "Proposed_Plain_Looking",
  "label": "Proposed Plain Looking"
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  "month": "1",
  "year": "2027",
  "fullDate": "1/1/2027"
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"planningArea": {
  "label": "Residential",
  "value": "Residential"
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  "value": "R.C.C._Framed_Structure"
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"buildingSpecification": {
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"maintenanceOfTheBuilding": {
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "label": "Building Under Construction",
  "value": "Building_Under_Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
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"provisionOfFirefighting": {
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"groundStilt": {
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"value": "Part_Ground_and_Part_Stilt",
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"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "0",
"noOfPodium": "5",
"noOfAmenityFloors": "0",
"noOfFloors": "39",
"flatFloorNo": "22",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
"area": "441.10",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67b055a7c594f0b7b654f3f9/
routeMap_1739877917757_Image.png",
"routeLat": "19.152512",
"routeLng": "72.943866",
"stationName": "Bhandup",
"routeDistance": "2.2 Km",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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0
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"showLocation": {
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routeMap_1739877865809_Image.png"
  }
]
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"valuation": {
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  },
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  "totalwardrobesRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "80",
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"outward": {
  "status": false,
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "status": true
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "28",
    "percentage": "4.26",
    "isHideFloor": false,
    "status": true
  },
  "externalBrickWork": {
    "label": "External Brick Work",
    "floorsCompleted": "28",
    "percentage": "4.26",
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"isHideFloor": false,
"status": true
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"internalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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"label": "External Painting",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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},
"electrificationPlumbingSanitaryInstallation": {
"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"liftInstallation": {
"label": "Lift Installation",
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"isHideFloor": false,
"status": true
},
"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
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"externalDevelopmentFinalFinishing": {
"label": "External Development & Final Finishing",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
},
"workCompleted": {
"label": "Work Completed (%)",
"floorsCompleted": "",
"percentage": "42.87",
"isHideFloor": true,
"status": true
}
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"guidelineDetails": {
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"selectedBuildUpValue": "441.10",
"selectedBuildUpMeasurementType": "Sq. Ft."
}
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
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      "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "22228.00",
    "max": "24385.00"
  },
  "builtUpRateRange": {
    "min": "20207.00",
    "max": "22168.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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    "quantity": "0.00",
    "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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"quantity": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
}
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"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
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
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"finalValuationArea": "401.00",
"empanelmentNo": [
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerName": "Mrs. Seema Kumari Singh",
"ownerPhoneNo": "9167249446",
"appAddress": "Flat no 2207,B-Wing,Ashford Regal Phase -II, Mulund Goregaon Link
Road,Nahur West",
"remark": "Jitesh Kumar Singh\n\nChief Manager\n\nState Bank of India\n
\n9167249446",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. WMI Real Estate Developers LLP",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mrs. Seema Kumar Singh ",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "26787 / 2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1739875687896_Agreement___Seema_Kumari_Singh.pdf",
    "path": "cases/67b055a7c594f0b7b654f3f9/
document_1739875687896_Agreement___Seema_Kumari_Singh.pdf",
    "id": "491744",
    "uploadedBy": "663da98cfcea71232186f142",
    "createdAt": "Tue Feb 18 2025 10:48:08 GMT+0000 (Coordinated Universal Time)"
  },
]
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{
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    "label": "Commencement Certificate"
  },
  "inputs": {
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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": "P-9962/2022/(358/11)/S Ward/BHANDUP-W/FCC/1/Amend"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1739875776964_1739858725815_CC.pdf",
  "path": "cases/67b055a7c594f0b7b654f3f9/
document_1739875776964_1739858725815_CC.pdf",
  "id": "355992",
  "uploadedBy": "663da98cfcea71232186f142",
  "createdAt": "Tue Feb 18 2025 10:49:37 GMT+0000 (Coordinated Universal Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "10/10/2024",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "P-9962 / 2022 / (358 / 11) / S WARD / BHANDUP - W/337/1/
NEW"
  },
  "isHardCopy": false,
  "displayStatus": true,

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    "uploadedBy": "663da98cfcea71232186f142",
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  },
  {
    "documentType": {
      "value": "60ae129faa6d152c1801b47d",
      "label": "RERA Certificate"
    },
    "inputs": {
      "documentDate": "27/10/2022",
      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Real_Estate_Regulatory_Authority",
        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "P51800047384"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1739876216736_RERA_Certificate.pdf",
    "path": "cases/67b055a7c594f0b7b654f3f9/
document_1739876216736_RERA_Certificate.pdf",
    "id": "847244",
    "uploadedBy": "663da98cfcea71232186f142",
    "createdAt": "Tue Feb 18 2025 10:56:56 GMT+0000 (Coordinated Universal Time)"
  }
],
"caseNumber": "014352",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "791559",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Feb 15 2025 08:51:51 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
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"name": "Mrs. Seema Kumari Singh",
"phone": "9167249446",
"ownershipShare": "",
"email": "",
"id": "678497"
}
],
"proposePurchasers": [],
"siteInspection": [
{
"areaType": {
"label": "Carpet",
"value": "Carpet"
},
"providedBy": {
"label": "Owner",
"value": "Owner"
},
}_id": "67b364abc594f0b7b655f556",
"area": "401",
"providedByName": "Mrs. Seema Kumari Singh Wife Of Mr.",
"providedByContactNo": "9167249446"
}
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"label": " Agreement",
"value": "652d16a0316e1359cebd3c15"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "37.25",
"totalAreaDocument": "401",
"docBultupPercentage": "10",
"docFinalBultUp": "441.10",
"docFinalBultUpSquareMeter": "40.98",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
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"id": "306482"
}
],
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    "squareMeterArea": "37.35",
    "expectedRate": "24129.35",
    "percentage": ""
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  "builtUpArea": {
    "area": "442.20",
    "squareMeterArea": "41.08",
    "expectedRate": "21935.78",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67b4240ae1b0fbb7b7edad13",
  "property": "Flat",
  "area": "402",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "9700000",
  "expectedRate": "24129.35",
  "builtUpExpectedRate": "21935.78",
  "image": "cases/67b055a7c594f0b7b654f3f9/
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  "squareMeter": "37.35",
  "id": "987866"
},
{
  "carpetArea": {
    "area": "447.00",
    "squareMeterArea": "41.53",
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    "expectedRate": "24384.79",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "491.70",
    "squareMeterArea": "45.68",
    "expectedRate": "22167.99",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "area": "447",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "10900000",
  "expectedRate": "24384.79",
  "builtUpExpectedRate": "22167.99",
  "image": "cases/67b055a7c594f0b7b654f3f9/
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  "squareMeter": "41.53",
  "id": "926865"
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{
  "carpetArea": {
    "area": "401.00",
    "squareMeterArea": "37.25",
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    "percentage": ""
  },
  "builtUpArea": {
    "area": "441.10",
    "squareMeterArea": "40.98",
    "expectedRate": "21899.80",
    "percentage": "10"
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}
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"saleableArea": {
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  "expectedRate": "0.00",
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},
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"property": "Flat",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "9660000",
"expectedRate": "24089.78",
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"squareMeter": "37.25",
"id": "837416"
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{
  "carpetArea": {
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    "squareMeterArea": "56.76",
    "expectedRate": "23620.92",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "672.10",
    "squareMeterArea": "62.44",
    "expectedRate": "21473.56",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "_id": "67b4240ae1b0fbb7b7edad16",
  "property": "Flat",
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"area": "611",
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"saleablePercentage": "0",
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"floor": "",
"source": "Index_no.2",
"expectedPrice": "14432381",
"expectedRate": "23620.92",
"builtUpExpectedRate": "21473.56",
"image": "cases/67b055a7c594f0b7b654f3f9/
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"squareMeter": "56.76",
"id": "585292"
},
{
"carpetArea": {
"area": "602.00",
"squareMeterArea": "55.93",
"expectedRate": "22227.65",
"percentage": ""
},
"builtUpArea": {
"area": "662.20",
"squareMeterArea": "61.52",
"expectedRate": "20206.96",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
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"area": "602",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
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"source": "Index_no.2",
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    "id": "365415"
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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externallmg_1739850275640_image.jpeg",
    "orientation": "landscape"
  },
  {
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    "name": "externallmg_r_1739850247169_image.jpeg",
    "path": "cases/67b055a7c594f0b7b654f3f9/
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/67b055a7c594f0b7b654f3f9/
externalimg_r_1739850246500_image.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67b4022ec594f0b7b655f8b3",
    "name": "externalimg_r_1739850246114_image.jpeg",
    "path": "cases/67b055a7c594f0b7b654f3f9/
externalimg_r_1739850246114_image.jpeg",
    "orientation": "portrait"
  },
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    "path": "cases/67b055a7c594f0b7b654f3f9/
externalimg_r_1739850249180_image.jpeg",
    "orientation": "portrait"
  },
  {
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Ward No. S, Bhandup (West), Taluka - Kurla, District - Mumbai City & Mumbai
Suburban, Mumbai , 400 078, State - Maharashtra, India",
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