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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "63b666c8191f7b344b00e421"
    },
    "firstName": "Bijendra ",
    "type": "CREDITOFFICER",
    "_id": "6544a09d99e3743444bdf144",
    "lastName": "Chauhan",
    "mobileNo": "",
    "workMobileNo": "7906367297",
    "email": "rbc.cbdbelapur@bankofindia.co.in"
  },
  "fees": {
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    "discussWithPerson": "",
    "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"
},
"client": {
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  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
  "mobileNo": "2227570151",
  "alternateMobileNo": "",
  "email": "rbc.cbdbelapur@bankofindia.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Bank Of India RBC Cbd Belapur, Bank Of India Building Ground Floor ,
Sector 11, Plot no 11 C B D Belapur, Navi Mumbai - 400614\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "_id": "60b7189d2ffdf65bcd65882b",
  "role": "PICKUPPERSON",
  "firstName": "Ravindra",
  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60b7189d2ffdf65bcd65882b\\
\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
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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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  "lastName": "Acharya",
  "mobileNo": "9867664219",
  "designation": "",
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"checker": {
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  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
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"mobileNo": "9004437379",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
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"label": "Registered Valuer"
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"type": "EMPLOYEE",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"_id": "60af80072ffdf65bcd658651",
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"fatherName": "Baburao"
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  "value": "BANK"
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    19.11603157881065
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  "siteVisitStatus": true,
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      "dateTime": "2025-02-17",
      "remark": "\n"
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"schedule": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "key": "country",
    "value": "India",
    "label": false
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  "district": {
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  "value": "Vile Parle (East), Mumbai",
  "label": false
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  "key": "plotNo",
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  "value": "Gold Residences",
  "label": false
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  "key": "selectArea",
  "value": "",
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  "value": "TPS No. I, Junction of M. G. Road & Parleshwar Road",
  "label": false
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"street2": {
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  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "A",
  "label": true
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  "key": "projectName",
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  "label": false
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  "label": true
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"newSurveyNumber": {
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  "value": "",
  "label": true
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  "value": "703/A/1",
  "label": true
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  "value": "",
  "label": true
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  "value": "802",
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  "value": "",
  "label": false
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  "label": false
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  "value": "",
  "label": false
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"label": "Proposed R.C.C. Slab"
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  "label": "Proposed Teak wood door frame with flush doors"
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"windows": {
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  "label": "Proposed Powder coated aluminium sliding windows"
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"fittings": {
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  "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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"finishing": {
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  "label": "Proposed Cement Plastering"
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    "label": "Urban"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
  }
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"asPerActualAgreement": {
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  "west": "Private Building",
  "south": "Hotel",
  "east": "M. G. Road"
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"asPerDocumentAgreement": {
  "north": "12 M Wide Parleshwar Road (As per RERA)",
  "west": "Mani Bhavan Parleshwar Road (As per RERA)",
  "south": "Santoor CHSL (As per RERA)",
  "east": "18 M Wide Mahatma Gandhi Road (As per RERA)\n"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Building Under Construction",
    "south": "Building Under Construction",
    "west": "Building Under Construction"
  },
  "asPerDocument": {
    "north": "Fire Lift / Flat No. 801 / Marginal Space (As per Plan)",
    "east": "Marginal Space (As per Plan)",
    "south": "Marginal Space (As per Plan)",
    "west": "Lift / Lobby / Staircase (As per Plan)"
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
    "title": "Taxies"
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of residential flat is Living + Dining Area + 3 Bedrooms + Kitchen + 3 Toilets + WC + Passage (i.e. 3 BHK)",
"dateOfIssusApprovePlan": "Approved Building Plan No. P-18262/2023/(18)/K/E

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Ward/FP dated 05.02.2024 issued by Municipal Corporation of Greater Mumbai (MCMG).",

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"approvePlanVerified": "Yes",  
"empanelledOfApprovePlan": "No",  
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"extraDetailOfBuilding": "",  
"compoundWall": ""
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},
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"apfDetails": {  
  "buildings": [],  
  "compositions": []
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"compositeRate": {
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"remark": "1. As per site building is under construction and 3 basement level work completed. The further details about the under construction property has been provided by Site In-charge – Mr. Sumir Jariwala (Contact No. 9699499324).<br />\n2. Valuation is inclusive of 2 car parking Nos. 22 & 23 in Basement 1.",

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"depreciationPercentage": "",  
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  "landRate": "108770",  
  "igrImage": "cases/67b16e40c594f0b7b655530b/igr_1739875751179_Image.png",  
  "squareMeterGuideLineRate": "226643.00",  
  "squareFeetGuideLineRate": "21056.00"
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},
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"igrFinalRate": {
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"outgoingDetail": {
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  "areaStatusList": {  
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},
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  "label": "Building Under Construction"
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"taxPaidHolderName": "Building Under Construction",
"taxAmount": "Building Under Construction",
"electricityServiceConnectionNo": "Building Under Construction",
"meterCardHolderName": "Building Under Construction",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonry"
  },
  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Proposed 2 Covered Parking Space No. 22 & 23 in the Basement 1",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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"asthetikLook": {
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  "year": "2026",
  "fullDate": "1/1/2026"
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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": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"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"
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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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"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceIssues": {
  "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"
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"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "3",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "8",
"flatFloorNo": "8",
"noOfLifts": "3",
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1739945888901_Image.png",
    "routeLat": "19.102289",
    "routeLng": "72.846336",
    "stationName": "Vile Parle",
    "routeDistance": "400m ",
    "routeStation": {
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      "label": "Railway Station"
    }
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},
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  "coordinates": [
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  "type": "Point"
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  "finallatLng": false
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"locationMapImg": [
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    "id": "5yztcd",
    "name": "5yztcd",
    "image": "cases/67b16e40c594f0b7b655530b/
routeMap_1739945713371_Image.png"
  }
],
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"valuation": {
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    "depreciationPercentage": "",
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"totalFairMarketValue": ""
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"wardrobesRate": "0",
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"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"finaltotal": "53775600.00",
"distressValuePercentage": "80",
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},
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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},
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"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "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": "52709.00"
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"builtUpRateRange": {
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  "max": "47917.00"
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"saleableRateRange": {
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  "max": "0.00"
}
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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    "isEditable": false
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "status": true,
    "isEditable": true
  },
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"quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
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  "isEditable": true
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  "estimatedValue": "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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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "lessValueDetails": []
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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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  "label": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "1093.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"invoiceIds": [],
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"ownerName": "Mr. Rajesh Dhanraj Tiloda",
"ownerPhoneNo": "9892488888",
"appAddress": "flat no.802 .8th floor A wing Gold Residency the vishun prasad A co
operative housing society Ltd J off' m G Road vile Parle ",
"remark": "\n",
"documents": [
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  },
  "inputs": {
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    "from": {
      "value": "Promoter",
      "label": "Promoter"
    },
    "Promoter": "Time And Jet Realty LLP",
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Mr. Rajesh Dhanraj Tiloda & Mrs. Sangita Rajesh Tiloda",
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    },
    "Registration_No": " 21944/2024"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "432402",
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  "fileName": "document_1739947746978_Sale_Deed__2024.pdf"
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{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
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      "label": "Municipal Corporation of Greater Mumbai"
    }
  }
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      "label": "No"
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  "displayStatus": false,
  "id": "904755",
  "path": "cases/67b16e40c594f0b7b655530b/document_1739947854200_CC.pdf",
  "fileName": "document_1739947854200_CC.pdf"
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{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " P51800056305"
},
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  "displayStatus": false,
  "id": "334273",
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  "fileName": "document_1739947910436_RERA_Certificate.pdf"
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{
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "05/02/2024",
    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    }
  },
  "number": {
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  "No": " P-18262/2023/(18)/K/E Ward/FP"
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"fileName": "document_1739948236623_Plan.pdf"
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"caseNumber": "014360",
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"caseHistory": [
  {
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sun Feb 16 2025 04:49:04 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rajesh Dhanraj Tiloda",
    "phone": "9892488888",
    "ownershipShare": "",
    "email": "",
    "id": "423416"
  },
  {
    "name": "Mrs. Sangita Rajesh Tiloda",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": "",
    "id": "585107"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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"typeOfDocument": {
  "value": "60af48bf2ffdf65bcd6585fa",
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  "label": "Square Feet"
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"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "1093",
"squareMeterArea": "101.54",
"docFinalBuiltUp": "1202.30",
"docFinalBuiltUpSquareMeter": "111.70",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
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"images": [],
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      "expectedRate": "46079.83",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "111.70",
      "expectedRate": "41890.75",
      "percentage": "10"
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    "saleableArea": {
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      "expectedRate": "0.00",
      "percentage": ""
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"saleablePercentage": "0",
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"expectedRate": "46079.83",
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"id": "878766"
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{
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    "squareMeterArea": "114.36",
    "expectedRate": "48000.00",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "125.80",
    "expectedRate": "43636.36",
    "percentage": "10"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "59088000.00",
  "expectedRate": "48000.00",
  "builtUpExpectedRate": "43636.36",
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  "builtUpArea": {
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    "squareMeterArea": "125.80",
    "expectedRate": "45491.47",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "1231",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "square_yards",
  "expectedPrice": "61600000",
  "expectedRate": "50040.62",
  "builtUpExpectedRate": "45491.47",
  "image": "cases/67b16e40c594f0b7b655530b/
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  "squareMeter": "114.36",
  "id": "898645"
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    "squareMeterArea": "77.03",
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    "percentage": ""
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      "squareMeterArea": "84.73",
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      "percentage": "10"
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      "squareMeterArea": "0.00",
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      "percentage": ""
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    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Built_Up",
    "floor": "",
    "source": "Housing.Com",
    "expectedPrice": "43700000",
    "expectedRate": "52708.39",
    "builtUpExpectedRate": "43700000",
    "image": "cases/67b16e40c594f0b7b655530b/
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    "squareMeter": "84.73",
    "id": "124113"
  }
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    "status": false,
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  {
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    "_id": "67b30cf1dc5b7cb7d2fafb33",
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    "orientation": "portrait"
  },
  {
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    "name": "externallmg_1739787496986_1739787493798_image_2.jpeg",
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externallmg_1739787496986_1739787493798_image_2.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67b16e40c594f0b7b655530b/
externallmg_1739787498134_1739787493798_image_3.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "67b30cf1dc5b7cb7d2fafb36",
    "name": "externallmg_1739787498877_1739787493798_image_4.jpeg",
    "path": "cases/67b16e40c594f0b7b655530b/
externallmg_1739787498877_1739787493798_image_4.jpeg",
    "orientation": "portrait"
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    "path": "cases/67b16e40c594f0b7b655530b/
externallmg_1739787499363_1739787493798_image_5.jpeg",
    "orientation": "portrait"
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  {
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Road & Parleshwar Road, Village - Vile Parle, Taluka - Andheri, District - Mumbai
Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State - Maharashtra, India",
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**Name**

**Length**

**Width**

**Total**

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Composition :

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Other

Composition :

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