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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Sarvesh",
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    "_id": "652d0cd7316e1359cebd0242",
    "lastName": " Rane",
    "mobileNo": "",
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    "email": "cord1.racpcbkc@sbi.co.in"
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    "discussWithPerson": "",
    "expectedFees": null,
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "initial": "SBI",
  "remark": "Temp",
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  "type": "BRANCH",
  "name": "RACPC - Santacruz (West)",
  "email": "cord1.racpcbkc@sbi.co.in",
  "mobileNo": "022-26719265",
  "alternateMobileNo": "",
  "address": "1st Floor, Jeevan Seva Annex Bldg., LIC Complex, S. V. Road, Santacruz
(West), Mumbai - 400 054, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
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\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
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"siteEngineer": {
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  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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"rateVerifier": {
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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        "label": "Registered Valuer"
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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},
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  "value": "BANK"
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    "value": "Maharashtra",
    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Majiwade",
    "label": true
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    "label": false
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  "label": true
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  "value": "",
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  "label": false
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  "value": "Mumbai Agra Road",
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  "label": true
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "label": true
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  "flooring": {
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    "value": "Proposed_Vitrified_tiles_flooring"
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  "doors": {
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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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  "fittings": {
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    "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Concealed_wiring"
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  "finishing": {
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    "label": "Proposed Cement Plastering"
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    "label": "Sole Ownership"
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    "value": "MiddleClass"
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    "value": "Urban"
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  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
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"whetherCoveredUnderAnyState": {
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  "south": "Rehab Tower",
  "east": "Runwal Regency "
},
"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
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    "south": "Building is under construction ",
    "west": "Building is under construction "
  },
  "asPerDocument": {
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    "east": "Flat No. 4307",
    "south": "Passage ",
    "west": "Flat No. 4305"
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},
"whichTheLocalityIsServed": {
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  "taxies": {
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  "privateCars": {
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},
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 1 Bedroom + Living Room + Kitchen + Passage + 2 Toilets. (i.e. 1BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MMR / SRA / ENG / 043 / Sec - 5 / STGOVT / AP dated 08.11.2023 issued by SRA.",
"approvePlanVerified": "Yes",
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},
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  "compositions": []
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "137600",
  "landRate": "41400",
  "igrImage": "cases/67bdb5ebc91f41075bfd2599/igr_1740986134552_Image.png",
  "squareMeterGuideLineRate": "137600.00",
  "squareFeetGuideLineRate": "12783.00"
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"igrFinalRate": {
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  "depreciationPercentage": "93",
  "rate": "12158.00",
  "squareFeetGuideLineRate": "12158.00",
  "squareMeterGuideLineRate": "130866.00"
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"outgoingDetail": {
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    "label": "Proposed Residential cum Commercial Purpose "
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MMRDA norms ",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "Proposed_R.C.C._Slab",
    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "label": "Building Under Construction",
    "value": "Building_Under_Construction"
  },
  "waterTank": {
    "label": "Proposed Municipal Water Supply",
    "value": "Proposed_Municipal_Water_Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Along with One Mechanized Car Parking Space ",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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"value": "Plain_Looking",
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"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2028",
  "fullDate": "1/1/2028"
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"planningArea": {
  "label": "Residential",
  "value": "Residential"
},
"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": {
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  "value": "Building_is_under_construction_"
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"materialUsedList": {
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  "label": "Building Under Construction"
},
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  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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"value": "Proposed,_Yes",
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"maintenanceOfTheBuilding": {
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"maintenancelssues": {
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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"label": "Building Under Construction"
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"provisionOfFirefighting": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"groundStilt": {
"value": "Ground___Mezzanine_Floor",
"label": "Ground + Mezzanine Floor"
},
"yearOfConstructionAsPer": {
"value": "As_per_RERA_Certificate",
"label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "3",
"noOfPodium": "3",
"noOfAmenityFloors": "",
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"flatFloorNo": "43",
"noOfLifts": "7",
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1741083331372_Image.png",
    "routeLat": "19.214306",
    "routeLng": "72.978528",
    "stationName": "Thane",
    "routeDistance": "4.00 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
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  "finalLatLng": {
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  },
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      "name": "1jl7ah",
      "image": "cases/67bdb5ebc91f41075bfd2599/
routeMap_1741083041214_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  }
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"wardrobesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
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"totalothersRate": "0",
"finaltotal": "9345000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "98",
"bookValue": "0",
"finalValue": "9345000.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-03-05T09:44:06.795Z",
  "date": "Wed Mar 05 2025 09:44:06 GMT+0000 (Coordinated Universal Time)",
  "number": "2310869",
  "dayCount": "14",
  "monthCount": "66",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
},
"rateVerify": {
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}
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
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    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "30",
    "percentage": "19.35483870967742",
    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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    "floorsCompleted": "19",
    "percentage": "2.15",
    "isHideFloor": false,
    "status": true
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  "externalBrickWork": {
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    "floorsCompleted": "19",
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    "floorsCompleted": "19",
    "percentage": "1.07",
    "isHideFloor": false,
    "status": true
  },
  "externalPlastering": {
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"floorsCompleted": "19",
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"isHideFloor": false,
"status": true
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"internalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
  "percentage": "35.79",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "489.50",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "name": "externalimg_1741018274356_image.jpeg",
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    }
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    "status": false,
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    "path": "cases/67bdb5ebc91f41075bfd2599/
externallmg_1741018267215_image.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67c5d4b3f0a44c1ac757fb13",
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    "path": "cases/67bdb5ebc91f41075bfd2599/
externallmg_1741018277941_image.jpeg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "22403.00"
  },
  "builtUpRateRange": {
    "min": "16641.00",
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```
"max": "20366.00"
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"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "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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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "superfineFinish": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": 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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"electricityDeposits": {
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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",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
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    "status": true,
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"factorFavoringValue": {
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  "lessValueDetails": [],
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  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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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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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "445.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerName": "M/s. Ashar Ventures ",
"ownerPhoneNo": "9773575852",
"appAddress": "A- 4306 43 th floor Bldg Ashar Pulse Village Majiwadi Mumbai
Mumbai Agra road Thane West ",
"remark": "RV - 75 lakh required hey",
"documents": [
  {
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      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "remark": " made in the year 2025",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Ashar Ventures ",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Avinash Vasu Shetty "
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "497100",
    "path": "cases/67bdb5ebc91f41075bfd2599/
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    "fileName":
"document_1740486021536_1740486018996_A2_4306_flat_draft_agreement.pdf"
  },
  {
    "documentType": {
      "value": "60ae1279aa6d152c1801b3d4",
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    "attachConfig": {
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      "toPage": 0
    },
  },
}
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"attachInReport": false,
"inputs": {
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    "label": "Mumbai Metropolitan Region Development Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "MMR / SRA / ENG / 043 / Sec - 5 / STGOVT / AP"
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"isHardCopy": false,
"displayStatus": false,
"id": "293561",
"path": "cases/67bdb5ebc91f41075bfd2599/document_1740486096204_174048609
4516_Sale_Building_CC_Certificate__24012024.pdf",
"fileName": "document_1740486096204_1740486094516_Sale_Building_CC_Certif
icate__24012024.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "31/10/2022",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700047432"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1741081506911_RERA.pdf",
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"path": "cases/67bdb5ebc91f41075bfd2599/document_1741081506911_RERA.pdf",
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"createdAt": "Tue Mar 04 2025 09:45:07 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "label": "Approved Building Plan",
    "value": "60ae1277aa6d152c1801b3cc"
  },
  "attachConfig": {
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    "toPage": 0
  },
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "MMR / SRA / ENG / 043 / Sec - 5 / STGOVT / AP"
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"displayStatus": false,
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document_1741164332320_3_Plan_Copy__Ashar_Pulse__8112023.pdf",
"fileName":
"document_1741164332320_3_Plan_Copy__Ashar_Pulse__8112023.pdf"
}
],
"caseNumber": "014560",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "528999",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 25 2025 12:22:03 GMT+0000 (Coordinated Universal Time)"
  }
],
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"owners": [
  {
    "name": "M/s. Ashar Ventures ",
    "phone": "9773575852",
    "ownershipShare": "",
    "email": "",
    "id": "296754"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Avinash Vasu Shetty ",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": ""
  }
],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67c5d420d6dff1a7f78c034",
    "area": "441",
    "providedByName": "MR. AVINASH VASU SHETTY",
    "providedByContactNo": "9773575852"
  }
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "943137",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "445",
  "squareMeterArea": "41.34",
  "docFinalBuiltUp": "489.50",
  "docFinalBuiltUpSquareMeter": "45.48",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00"
}
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      "squareMeterArea": "40.97",
      "expectedRate": "21995.46",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "485.10",
      "squareMeterArea": "45.07",
      "expectedRate": "19995.88",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
    "_id": "67c565a214cc32f426db9bf8",
    "property": "Flat",
    "area": "441",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "magic_bricks",
    "expectedPrice": "9700000",
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"expectedRate": "21995.46",
"builtUpExpectedRate": "19995.88",
"image": "cases/67bdb5ebc91f41075bfd2599/
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"squareMeter": "40.97",
"id": "318095"
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{
"carpetArea": {
"area": "308.00",
"squareMeterArea": "28.61",
"expectedRate": "22402.60",
"percentage": ""
},
"builtUpArea": {
"area": "338.80",
"squareMeterArea": "31.48",
"expectedRate": "20366.00",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"areaType": "Carpet",
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"expectedPrice": "6900000",
"expectedRate": "22402.60",
"builtUpExpectedRate": "20366.00",
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indicator_1740983861149_Image.png",
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"id": "803175"
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"carpetArea": {
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    "area": "650.00",
    "squareMeterArea": "60.39",
    "expectedRate": "20690.42",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "66.43",
    "expectedRate": "18809.47",
    "percentage": "10"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "area": "650",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "13448770.00",
  "expectedRate": "20690.42",
  "builtUpExpectedRate": "18809.47",
  "image": "cases/67bdb5ebc91f41075bfd2599/
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  "squareMeter": "60.39",
  "id": "129225"
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{
  "carpetArea": {
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    "squareMeterArea": "40.88",
    "expectedRate": "18304.55",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "44.97",
    "expectedRate": "16640.50",
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    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Flat",
  "area": "440",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "8054000.00",
  "expectedRate": "18304.55",
  "builtUpExpectedRate": "16640.50",
  "image": "cases/67bdb5ebc91f41075bfd2599/
indicator_1740983944535_Image.png",
  "squareMeter": "40.88",
  "id": "944362"
}
],
"externalImages": [
  {
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    "status": false,
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    "name": "externalImg_1741018263682_image.jpeg",
    "path": "cases/67bdb5ebc91f41075bfd2599/
externalImg_1741018263682_image.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67c5d4b3f0a44c1ac757fb0d",
    "name": "externalImg_1741018265438_image.jpeg",
    "path": "cases/67bdb5ebc91f41075bfd2599/
externalImg_1741018265438_image.jpeg",
    "orientation": "portrait"
  },
]
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{
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- Majiwade, Thane (West), Taluka - Thane , District - Thane , PIN - 400 601, State -
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