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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Sushant",
    "type": "CREDITOFFICER",
    "_id": "6588fc67b7b4df714da9091b",
    "lastName": "More",
    "mobileNo": "",
    "workMobileNo": "9768177407",
    "email": "sushantmore.racpcSION@gmail.com"
  },
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    "quotedAmount": ""
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
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  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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},
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ]
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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  }
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      "label": "Chartered Engineer"
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      "label": "Registered Valuer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "73.04308035715097"
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  "visitedDate": [
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      "dateTime": "2025-03-01",
      "remark": "MANUAL_IN_TASK"
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    "value": "Carpet"
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    "key": "village",
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  "label": true
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  "label": true
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  "key": "buildingName",
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  "value": "",
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  "key": "street1",
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  "value": "",
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": false
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  "key": "policeStation",
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  "label": false
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  "label": true
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  "value": "PIN - 400 612",
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  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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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": {
  "label": "Proposed Powder coated aluminium sliding windows",
  "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"
}
},
"general": {
  "ownership": {
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    "label": "Joint Ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Thane_Municipal_Corporation",
    "label": "Thane Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
    "north": " Internal Road & Shiv Samarth Residency CHSL ",
    "west": "Building Patil Palace & Internal Road",
    "south": "Open Plot",
    "east": "Under Construction Building "
  },
  "asPerDocumentAgreement": {
    "north": "Survey No. 69 (As per RERA)",
    "west": "Survey No. 69/7A & 69/7B (As per RERA)",
    "south": "Siddhi Vinayak Garden CHSL (As per RERA)",
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"east": "Chandragan Residency Type A - Survey No. 70/6H (As per RERA)"
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"unitBoundaries": {
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    "east": "Building Under Construction",
    "south": "Building Under Construction",
    "west": "Building Under Construction"
  },
  "asPerDocument": {
    "north": "Marginal Space (As per Plan)",
    "east": "Passage, Lift Well & Staircase (As per Plan)",
    "south": "Passage, Lift Well & Staircase (As per Plan)",
    "west": "Marginal Space (As per Plan)"
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Plan, the composition of residential flat is Living Room + 1 Bedroom + Kitchen + WC + Bath (i.e. 1 BHK)",
"dateOfIssusApprovePlan": "Approved Building Plan No. TMCB/RB/2024/APL/00153 dated 27.03.2024 issued by Thane Municipal Corpportaiion.",
"approvePlanVerified": "Yes",
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"extraDetailOfBuilding": "",
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
}
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"compositeRate": {
  "remark": "As per site inspection building is under construction. The details about the
work progress status has been provided by Mr. Abdul Shaikh – Site Person (Contact
No. 9920155998)",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "46800",
  "landRate": "9400",
  "igrImage": "cases/67c166643b4dfe0fe68ea764/igr_1741080255481_Image.png",
  "squareMeterGuideLineRate": "51480.00",
  "squareFeetGuideLineRate": "4783.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "46800.00",
  "squareMeterGuideLineRate": "51480.00",
  "squareFeetGuideLineRate": "4783.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "Rs. 10,000/- Expected rental income per month after completion of
construction works)",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Building Under Construction",
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"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Covered Parking Space",
  "constructionWorkStatus": {
    "label": "Under Construction",
    "value": "InProgress"
  },
  "asthetikLook": {
    "value": "Proposed_Plain_Looking",
    "label": "Proposed Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
  },
  "planningArea": {
    "value": "Residential",
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"label": "Residential"
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"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"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "Proposed_Stilt",
  "label": "Proposed Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "21",
"flatFloorNo": "13",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "11"
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"finalPlinthArea": {
  "area": "354.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeLat": "19.184022",
"routeLng": "73.040799",
"stationName": "Diva Junction",
"routeDistance": "550m ",
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  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
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    "name": "njmptk",
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  }
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"distressValuePercentage": "80",
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"bookValue": "0",
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"outward": {
  "status": false,
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"rateVerify": {
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    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
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    "isHideFloor": false,
    "status": true
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
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  "status": true
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"liftInstallation": {
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  "status": true
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  "isHideFloor": true,
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  "status": true
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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"compositionImages": []
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    "max": "13804.00"
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  "builtUpRateRange": {
    "min": "10492.00",
    "max": "12549.00"
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  "saleableRateRange": {
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    "max": "0.00"
  }
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"presentValueOfFlat": {
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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,
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  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "APPROXIMATE_LEAD"
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"isExternalReport": false,
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"paymentStatus": "NA",
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"ownerName": "Mr. Prakash Vishnu Patil",
"ownerPhoneNo": "8928996507",
"appAddress": "Flat no. 1304, 13th Floor, Building no. A, Chandrangam Residency, diva
Shil Road, Diva East ",
"remark": "",
"documents": [
  {
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"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"attachConfig": {
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"attachInReport": false,
"inputs": {
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  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "M/s. Ekveera Enterprises, a Partnership Firm, through its Partner Mr.
Nilkantha Yadav Bhagat",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mr. Prakash Vishnu Patil, Mr. Shankar Vishnu Patil & Mrs. Pilabai
Vishnu Patil",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": " 5305/2025"
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},
{
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    "label": "Commencement Certificate"
  },
  "attachConfig": {
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  },
  "attachInReport": false,
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  "nameOfApprovingAuthority": {
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    "label": "Thane Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " TMCB/RB/2024/APL/00153"
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"fileName": "document_1741082856214_2_Commencement_Certificates___NA_Order_for_plotted_development.pdf"
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    "label": "Approved Building Plan"
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      "label": "Thane Municipal Corporation"
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      "label": "No"
    },
    "No": " TMCB/RB/2024/APL/00153"
  },
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  "displayStatus": false,
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"fileName":
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      "label": "No"
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  },
  "No": " P51700056036"
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  "displayStatus": false,
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  "fileName": "document_1741083152314_P51700056036.pdf"
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"caseNumber": "014605",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "773541",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 28 2025 07:31:48 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Prakash Vishnu Patil",
    "phone": "8928996507",
    "ownershipShare": "",
    "email": "",
    "id": "151619"
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    },
    {
      "name": "Mr. Shankar Vishnu Patil",
      "phone": "",
      "email": "",
      "ownershipShare": "",
      "panNo": "",
      "aadharNo": "",
      "id": "407440"
    },
    {
      "name": "Mrs. Pilabai Vishnu Patil",
      "phone": "",
      "email": "",
      "ownershipShare": "",
      "panNo": "",
      "aadharNo": "",
      "id": "686371"
    }
  ],
  "proposePurchasers": [],
  "siteInspection": [
    {
      "areaType": {
        "label": "Carpet",
        "value": "Carpet"
      },
      "providedBy": {
        "label": "Owner",
        "value": "Owner"
      },
      "_id": "67c48d303b4dfe0fe68fba81",
      "area": "322",
      "providedByName": "Mr. Prakash Vishnu Patil Mr. Shankar Vishnu Patil And Mrs.
      Pilabai Vishnu Patil",
      "providedByContactNo": "8928996507"
    }
  ],
  "composition": [
    {
      "measurementType": {
        "label": "Square Feet",
        "value": "Square_Feet"
      },
      "id": "179154",
      "name": "Living Room",
    }
  ]
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"length": "1.00",
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"extraAreas": [],
"finalArea": "1.00"
}
],
"otherComposition": [],
"externalReport": [],
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    "label": "Agreement for sale"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "219995",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "322",
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  "docFinalBuiltUp": "354.2",
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  "docBuiltupPercentage": "10",
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  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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"images": [],
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    "percentage": ""
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printInReport": true,
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"property": "Ekveera Chandrangan Residency, Diva",
"area": "326",
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"source": "square_yards",
"expectedPrice": "4500000",
"expectedRate": "13803.68",
"builtUpExpectedRate": "12548.80",
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"id": "333453"
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    "squareMeterArea": "30.19",
    "expectedRate": "12876.92",
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  "builtUpArea": {
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    "squareMeterArea": "33.21",
    "expectedRate": "11706.29",
    "percentage": "10"
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    "squareMeterArea": "0.00",
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  "areaType": "Carpet",
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  "expectedPrice": "4185000",
  "expectedRate": "12876.92",
  "builtUpExpectedRate": "11706.29",
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  "id": "243688"
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    "squareMeterArea": "31.40",
    "expectedRate": "11540.24",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "34.54",
    "expectedRate": "10491.12",
    "percentage": "10"
  },
  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "area": "338",
  "builtUpPercentage": "10",
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  "rateType": "sale_Instance",
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"areaType": "Carpet",
"floor": "13",
"source": "Index_no.2",
"expectedPrice": "3900600",
"expectedRate": "11540.24",
"builtUpExpectedRate": "10491.12",
"image": "cases/67c166643b4dfe0fe68ea764/
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"squareMeter": "31.40",
"id": "716004"
}
],
"externalImages": [
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"status": false,
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"path": "cases/67c166643b4dfe0fe68ea764/
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"path": "cases/67c166643b4dfe0fe68ea764/
externalImg_1740934633805_image.jpeg",
"orientation": "portrait"
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"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "67c48e1d7018387a181764e2",
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"path": "cases/67c166643b4dfe0fe68ea764/
externalImg_1740934635754_image.jpeg",
"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
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"path": "cases/67c166643b4dfe0fe68ea764/
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"orientation": "portrait"
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  "path": "cases/67c166643b4dfe0fe68ea764/
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      "path": "cases/67c166643b4dfe0fe68ea764/
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  ],
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    "lastName": "Kuperkar",
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Residency Phase - IV, Diva Shil Road, Village - & Talati Saja - Diva, Taluka - Thane,
District - Thane, Diva (East), PIN - 400 612, State - Maharashtra, India",
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"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Abdul Shaikh",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"siteVisitDate": "2025-03-01",
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"buildingServicesRate": "2600",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 322.00",
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"landOtherRate": "10100",
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  "mall": false
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"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": ""
}

```

Name	Length	Width	Total
Composition :			

Living Room

1'00"

1'00"

1.00

Other

Composition :
