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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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    },
    "firstName": "Abhishek",
    "type": "CREDITOFFICER",
    "_id": "676134fc92b59b6d7dc18f93",
    "email": "abhishekpandey.ssl@gmail.com",
    "lastName": "Pandey",
    "mobileNo": "",
    "workMobileNo": "7977964601"
  },
  "fees": {
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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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  "remark": "Temp",
  "status": true
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  "name": "RACPC Sion ",
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  "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": "",
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  "label": "Land & Building / Immovable Property"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
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  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
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  "designation": "",
  "shortName": "SH",
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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  ],
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"fatherName": "Baburao"
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      "remark": ""
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  "schedule": []
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": false
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  "label": true
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  "value": "",
  "label": false
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  "value": "Kalyan",
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  "value": "",
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  "label": true
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  "value": "",
  "label": true
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  "value": "408",
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  "value": "",
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"townplanApprovedByList": {
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  "label": "Mumbai Metropolitan Region Development Authority"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Runwal Gardens Road",
  "south": "Garden",
  "east": "Tower No. 22"
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"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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"unitBoundaries": {
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    "east": "Internal visit not allowed",
    "south": "Internal visit not allowed",
    "west": "Internal visit not allowed"
  },
  "asPerDocument": {
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    "east": "Flat No. 407",
    "south": "Marginal Space ",
    "west": "Flat No. 401"
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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    "title": "Buses"
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  "taxies": {
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    "privateCars": {
      "title": "Private Cars"
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  "extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 1 Master Bedroom + Living Room + Dining + Kitchen + Passage + 2 Toilets. (i.e. 1BHK)",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No.SROT / 27 Villages / 2401 / ITP CC / Usarghar - Gharivali - Sagaon - 01 /Site - A / Vol. IV / A2 / 2020 Dated 16.01.2020 issued by Mumbai Metropolitan Region Development Authority.",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "63900",
  "landRate": "9600",
  "igrImage": "cases/67c177ac7e785c0f9644aa8e/igr_1740805121885_Image.png",
  "squareMeterGuideLineRate": "63900.00",
  "squareFeetGuideLineRate": "5937.00"
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"igrFinalRate": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
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  "monthlyRent": "14,000/- (Expected rental income per month)",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MMRDA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only "
},
"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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  "waterTank": {
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"label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
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},
"carParking": "Stilt Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
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"label": "Good"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
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"ageOfBuilding": "1",
"noOfBasement": "",
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"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "4",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1740813501058_Image.png",
    "routeLat": "19.183361",
    "routeLng": "73.082917",
    "stationName": "Datiwali",
    "routeDistance": "4.9 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  ],
  "type": "Point"
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  "finallatLng": false
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  {
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    "name": "7oyzi6",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "othersRate": "0",
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  "bookValue": "0",
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"outward": {
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    "status": false
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  "internalPlastering": {
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"percentage": "0.00",
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "percentage": "0.00",
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "512.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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    }
  ]
}
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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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"indicatorRange": {
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  "max": "12265.00"
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"builtUpRateRange": {
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  "max": "11150.00"
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"saleableRateRange": {
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  "max": "0.00"
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    "isEditable": true
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    "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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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "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",
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "additionValueDetails": [],
  "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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"type": "CASE",
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "466.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
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"paymentIds": [],
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"ownerName": "Trupti Ajit Singh & Meena Shirish Thakkar ",
"ownerPhoneNo": "8007703158",
"appAddress": "Flat no. 408, 4th Floor, Building no. 23, Runwal Garden Phase 2,
Usarghar Kalyan Dombivali ",
"remark": "",
"documents": [
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    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Runwal Residency Pvt. Ltd. ",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Trupti Ajit Singh & Meena Shirish Thakkar ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "2971 / 2025"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "fileName": "document_1740732317724_1740732314757_Trupti_Singh.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "14/11/2024",
      "nameOfApprovingAuthority": {
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    "value": "Mumbai_Metropolitan_Region_Development_Authority",
    "label": "Mumbai Metropolitan Region Development Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali - 01 / 1151 /
2024"
},
"isHardCopy": false,
"displayStatus": false,
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"id": "719325",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Mar 01 2025 06:51:38 GMT+0000 (Coordinated Universal Time)"
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{
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "16/01/2020",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SROT / 27 Villages / 2401 / ITP CC / Usarghar - Gharivali - Sagaon 01 /
Site - A / Vol. IV / A2 / 2020"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "549799",
  "path": "cases/67c177ac7e785c0f9644aa8e/document_1740811977793_CC.pdf",
  "fileName": "document_1740811977793_CC.pdf"
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"value": "60ae1277aa6d152c1801b3cc",
"label": "Approved Building Plan"
},
"inputs": {
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  "nameOfApprovingAuthority": {
    "value": "Mumbai_Metropolitan_Region_Development_Authority",
    "label": "Mumbai Metropolitan Region Development Authority"
  },
  "remark": " (As downloaded from RERA site)",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "SROT / 27 Villages / 2401 / ITP CC / Usarghar - Gharivali - Sagaon 01 /
Site - A / Vol. IV / A2 / 2020"
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"fileName": "document_1740812035942_PLan.pdf"
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700024154"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/67c177ac7e785c0f9644aa8e/
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  "id": "368486",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Mar 01 2025 06:54:53 GMT+0000 (Coordinated Universal Time)"
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"caseHistory": [
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    "id": "451968",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 28 2025 08:45:32 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Trupti Ajit Singh & Meena Shirish Thakkar ",
    "phone": "8007703158",
    "ownershipShare": "",
    "email": "",
    "id": "741452"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },
  {
    "id": "904055",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "466",
    "squareMeterArea": "43.29",
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    "docFinalBuiltUpSquareMeter": "47.619",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
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"docFinalSaleable": "0",
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"squareMeterArea": "46.82",
"expectedRate": "11904.76",
"percentage": ""
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"builtUpArea": {
"area": "554.40",
"squareMeterArea": "51.51",
"expectedRate": "10822.51",
"percentage": "10"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"area": "504",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "6",
"source": "https://www.99acres.com/",
"expectedPrice": "6000000",
"expectedRate": "11904.76",
"builtUpExpectedRate": "10822.51",
"image": "cases/67c177ac7e785c0f9644aa8e/
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"squareMeter": "46.82",
"id": "340394"
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"carpetArea": {
"area": "530.00",
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"squareMeterArea": "49.24",
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  "squareMeterArea": "54.16",
  "expectedRate": "11149.23",
  "percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
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},
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"property": "Runwal Garden, Dombivali East",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "25",
"source": "magic_bricks",
"expectedPrice": "6500000",
"expectedRate": "12264.15",
"builtUpExpectedRate": "11149.23",
"image": "cases/67c177ac7e785c0f9644aa8e/
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"squareMeter": "49.24",
"id": "231891"
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    "expectedRate": "11475.32",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "47.62",
    "expectedRate": "10432.11",
    "percentage": "10"
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  "expectedRate": "0.00",
  "percentage": ""
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"area": "466",
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"areaType": "Carpet",
"floor": "18",
"source": "Index_no.2",
"expectedPrice": "5347500",
"expectedRate": "11475.32",
"builtUpExpectedRate": "10432.11",
"image": "cases/67c177ac7e785c0f9644aa8e/
indicator_1740805040058_Image.png",
"squareMeter": "43.29",
"id": "840269"
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  "carpetArea": {
    "area": "495.00",
    "squareMeterArea": "45.99",
    "expectedRate": "11111.11",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "50.59",
    "expectedRate": "10101.01",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "_id": "67c294427018387a1816d5a6",
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"property": "Runwal Garden, Dombivali East",
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"builtUpPercentage": "10",
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"areaType": "Carpet",
"floor": "-",
"source": "Index_no.2",
"expectedPrice": "5500000",
"expectedRate": "11111.11",
"builtUpExpectedRate": "10101.01",
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"squareMeter": "45.99",
"id": "530401"
}
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"name": "externallmg_1740757153638_1740757149547_image_0.jpeg",
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externallmg_1740757153638_1740757149547_image_0.jpeg",
"orientation": "portrait"
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externallmg_1740757166031_1740757149547_image_1.jpeg",
"orientation": "portrait"
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"status": false,
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"orientation": "portrait"
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{
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    "path": "cases/67c177ac7e785c0f9644aa8e/
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    "orientation": "portrait"
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    "status": false,
    "_id": "67c1d8a23772250f95175543",
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    "path": "cases/67c177ac7e785c0f9644aa8e/
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Composition :

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Other

Composition :

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