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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Niranjan",
    "type": "CREDITOFFICER",
    "_id": "66ed6f3cada7094de493dbf8",
    "email": "bhandena@svcbank.com",
    "lastName": "bhande",
    "mobileNo": "9920636779",
    "workMobileNo": "9653316453"
  },
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d185c",
  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000004",
  "type": "BRANCH",
  "name": "Mulund (East) Branch",
  "email": "bhandena@svcbank.com",
  "mobileNo": "9920636778",
  "alternateMobileNo": "9920636779",
  "address": " Shop No. 1 & 2, Shagun Sadhana Bldg., Ground Floor, G.V. Scheme
Road No. 2, Plot No. 29, Mulund (E), Mumbai, Maharashtra 400081",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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"staff": {
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  "email": "thoratsahadu8679@gmail.com",
  "lastName": "Thorat",
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  "shortName": "ST",
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
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"maker": {
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  "role": "FRONTDESK",
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"email": "shilvanta_pratibha@yahoo.co.in",
"lastName": "Shilvanta",
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  "shortName": "BS",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "label": "Chartered Engineer"
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      "number": "AM161706-3"
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      "number": "IBBI/RV/07/2018/10366"
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  "workWithDocumentMaker": "",
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  "fatherName": "Baburao"
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  "label": "BANK"
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"geo": {
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      "remark": "MANUAL_IN_TASK"
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    "label": false
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    "label": true
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    "label": true
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  "label": true
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  "value": "Kurla",
  "label": true
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  "label": true
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  "label": true
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  "key": "street1",
  "value": "RHB Road",
  "label": false
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  "label": false
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  "value": "",
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  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "label": false
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  "value": "",
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"label": "Powder coated Aluminum sliding windows"
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"fixtures": {
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"label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
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"finishing": {
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"populationGroupList": {
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"townplanApprovedByList": {
"value": "MCGM",
"label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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"east": "Kalpvruksh Building"
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"asPerDocumentAgreement": {
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"east": "Details not available"
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    "south": "Passage",
    "west": "Marginal Space"
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
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(1207 And Other ) / T Ward / MULUND - W Dated 05.04.2021 issued by Municipal
Corporation of Greater Mumbai (As Download from RERA Site)",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
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"apfDetails": {
  "buildings": [],
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  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "132680",
  "landRate": "64240",
  "igrImage": "cases/67caa475021414d63cde4e4f/igr_1741585016302_Image.png",
  "squareMeterGuideLineRate": "132680.00",
  "squareFeetGuideLineRate": "12326.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "132680.00",
  "squareFeetGuideLineRate": "12326.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A.",
  "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 MCGM norms",
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"tenantName": "",
"maintenanceOfFlat": "Building is under construction"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Along with One Car Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2025",
    "fullDate": "1/1/2025"
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  "planningArea": {
    "value": "Residential",
    "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"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": {
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenancelssues": {
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"label": "Building Under Construction"
},
"provisionOfFirefighting": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "9",
"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
"area": "660.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
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routeMap_1741603963272_Image.png",
"routeLat": "19.173682",
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"routeLng": "72.950697",
"stationName": "Mulund",
"routeDistance": "900 M",
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  "label": "Railway Station"
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},
"finalLatLng": {
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  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "omxva",
    "name": "omxva",
    "image": "cases/67caa475021414d63cde4e4f/
routeMap_1741603729424_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "date": "Tue Mar 11 2025 05:40:38 GMT+0000 (Coordinated Universal Time)",
  "number": "2310968",
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  "monthCount": "165",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
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"percentage": "5",
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "11",
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"externalBrickWork": {
  "label": "External Brick Work",
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  "label": "Internal Plastering",
  "floorsCompleted": "11",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "11",
  "percentage": "3.50",
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  "floorsCompleted": "11",
  "percentage": "2.50",
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},
}
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  "floorsCompleted": "11",
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  "status": true
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  "status": true
},
"externalPainting": {
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  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
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"externalDevelopmentFinalFinishing": {
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
  "percentage": "94.00",
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  "status": true
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
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      "status": false,
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      "name": "externallmg_1741456994321_1741456989976_image_4.jpeg",
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      "orientation": "portrait"
    }
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    "status": false,
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    "orientation": "portrait"
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externallmg_1741456944887_1741456936810_image_16.jpeg",
    "orientation": "portrait"
  },
  {
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externallmg_1741456943777_1741456936810_image_13.jpeg",
    "orientation": "portrait"
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    "name": "externallmg_1741456943412_1741456936810_image_11.jpeg",
    "path": "cases/67caa475021414d63cde4e4f/
externallmg_1741456943412_1741456936810_image_11.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
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    "name": "externallmg_1741456942895_1741456936810_image_8.jpeg",
    "path": "cases/67caa475021414d63cde4e4f/
externallmg_1741456942895_1741456936810_image_8.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67cc86647e0bb1d5cc320129",
    "name": "externallmg_1741456994104_1741456989976_image_3.jpeg",
    "path": "cases/67caa475021414d63cde4e4f/
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    "orientation": "portrait"
  },
}
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{
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  "orientation": "portrait"
},
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  "status": false,
  "_id": "67cc86317e0bb1d5cc3200e9",
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externallmg_1741456943179_1741456936810_image_10.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "67cc86317e0bb1d5cc3200e6",
  "name": "externallmg_1741456942696_1741456936810_image_7.jpeg",
  "path": "cases/67caa475021414d63cde4e4f/
externallmg_1741456942696_1741456936810_image_7.jpeg",
  "orientation": "portrait"
},
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  "_id": "67cc86647e0bb1d5cc32012c",
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  "path": "cases/67caa475021414d63cde4e4f/
externallmg_1741456994584_1741456989976_image_6.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "67cc86317e0bb1d5cc3200e3",
  "name": "externallmg_1741456941922_1741456936810_image_4.jpeg",
  "path": "cases/67caa475021414d63cde4e4f/
externallmg_1741456941922_1741456936810_image_4.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "67cc86317e0bb1d5cc3200e5",
  "name": "externallmg_1741456942441_1741456936810_image_6.jpeg",
  "path": "cases/67caa475021414d63cde4e4f/
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    "path": "cases/67caa475021414d63cde4e4f/
externallmg_1741456940623_1741456936810_image_0.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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    "min": "22728.00",
    "max": "29966.00"
  },
  "builtUpRateRange": {
    "min": "20662.00",
    "max": "27242.00"
  },
  "saleableRateRange": {
    "min": "17218.00",
    "max": "22701.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "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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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
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"isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"factorFavoringValue": {
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  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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"taskStatus": {
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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,
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "600.00",
"empanelmentNo": [
  "CO/Tec/BUS/526/ 20-21(L&B)"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "M/s. Fortune Reality Ventures",
"ownerPhoneNo": "7738088051",
"fullAddress": "Residential Flat No. 302, 3rd Floor, Fortune Elite, RHB Road, Village -
Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code -
4000 80, State - Maharashtra, India",
"remark": "",
"documents": [
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      "label": "Draft Agreement for sale",
      "value": "60ae1256aa6d152c1801b330"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
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        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Fortune Reality Ventures ",
      "to": {
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    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mrs. Ramila Rajesh Bhanushali, Hiral Jayesh Bhanushali & Mr.
Rahul Rajesh Bhanushali"
},
"isHardCopy": false,
"displayStatus": true,
"id": "964091",
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document_1741333615422_SVC_Mulund_East_mrbhanushali.pdf",
"fileName": "document_1741333615422_SVC_Mulund_East_mrbhanushali.pdf"
},
{
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    "value": "60ae129faa6d152c1801b47d"
  },
  "attachConfig": {
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    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800032153"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1741605348553_P51800032153.pdf",
"path": "cases/67caa475021414d63cde4e4f/
document_1741605348553_P51800032153.pdf",
"id": "685331",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Mon Mar 10 2025 11:15:48 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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  },
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    "toPage": 0
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  "attachInReport": false,
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P-5501 / 2020 / (1207 And Other) / T Ward / MULUND - W / FCC / 1 /
Amend"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1741605501460_2_Commencement_Certificates___NA_Order_for_plotted_development_74.pdf",
"path": "cases/67caa475021414d63cde4e4f/document_1741605501460_2_Commencement_Certificates___NA_Order_for_plotted_development_74.pdf",
"id": "106008",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Mon Mar 10 2025 11:18:21 GMT+0000 (Coordinated Universal Time)"
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    "value": "60ae1277aa6d152c1801b3cc"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
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  "inputs": {
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      "label": "Municipal Corporation of Greater Mumbai"
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  }
}
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    },
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      "label": "No"
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    "No": "P-5501 / 2020 / (1207 And Other ) / T Ward / MULUND - W"
  },
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  "displayStatus": true,
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  "path": "cases/67caa475021414d63cde4e4f/document_1741605782146_1_Building
_Plan_Approval___NA_Order_for_plotted_development_88.pdf",
  "fileName": "document_1741605782146_1_Building_Plan_Approval___NA_Order_f
or_plotted_development_88.pdf"
}
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"assignmentType": {
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  "label": "Retail"
},
"caseNumber": "014749",
"createdBy": "64abdb2806d6ec174986d16b",
"caseHistory": [
  {
    "id": "734544",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Mar 07 2025 07:47:01 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Fortune Reality Ventures",
    "phone": "7738088051",
    "ownershipShare": "",
    "email": "",
    "id": "379851"
  }
],
"proposePurchasers": [
  {
    "name": "Mrs. Ramila Rajesh Bhanushali, Hiral Jayesh Bhanushali & Mr. Rahul
Rajesh Bhanushali"
  }
],
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"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "217412",
    "name": "Living Room",
    "length": "14.00",
    "length1": "14",
    "length2": "00",
    "width": "12.00",
    "width1": "12",
    "width2": "00",
    "totalArea": "168.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "168.00"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Bedroom",
    "length": "11.00",
    "length1": "11",
    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "110.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "110.00"
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  {
    "measurementType": {
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      "label": "Square Feet"
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    "id": "2",
    "name": "Bedroom",
    "length": "10.00",
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"width": "10.00",
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"width2": "00",
"totalArea": "100.00",
"images": [],
"extraAreas": [],
"finalArea": "100.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "108.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "108.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.00"
},
}
```

```
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "8.00",
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Universal Time)",
"finalSaleablePercentage": "0",
"builtupPercentage": "10",
"carpetTotal": "569.00",
"extendOfSiteRemark": "All the above areas are within 6% of the Agreement for Sale
Area. The above calculations and detailed measurements taken by us prove that the
Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
```

on the Agreement for Sale area.",
 "finalBuiltupArea": "625.90",
 "finalCarpetArea": "569.00",
 "finalSalableArea": "688.49",
 "otherCarpetTotal": "0.00",
 "salablePercentage": "10",
 "siteMeasurementRemark": "",
 "toBeAdded": "",
 "briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + 4 Passage"

Name	Length	Width	Total
Composition :			
Living Room	14'00"	12'00"	168.00
Bedroom	11'00"	10'00"	110.00
Bedroom	10'00"	10'00"	100.00
Kitchen	12'00"	9'00"	108.00
Toilet	3'00"	9'00"	27.00
Toilet	5'00"	5'00"	25.00
Passage	2'00"	4'00"	8.00
Passage	13'00"	1'00"	13.00
Passage	4'00"	1'00"	4.00
Passage	3'00"	2'00"	6.00
Other Composition :			