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{
  "typeOfReport": {
    "label": "Single Flat",
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "6273b00bafd7d55eddee5f69"
    },
    "firstName": "Vinod",
    "type": "CREDITOFFICER",
    "_id": "668bb750e61b5802e8d945c7",
    "email": "sbi.04205@sbi.co.in",
    "lastName": "Jagtap",
    "mobileNo": "",
    "workMobileNo": "9860443086"
  },
  "fees": {
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    "propertyValue": "00",
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    "expectedFees": null,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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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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  "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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  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai
Samachar Marg, Fort, Mumbai, State - Maharashtra, Country - India"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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    "_id": "60af3d172ffdf65bcd6585cd",
    "role": "PICKUPPERSON",
    "firstName": "Sachin",
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    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
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  },
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    "email": "ajayrewale503@gmail.com",
    "lastName": "REWALE",
    "mobileNo": "9766640171",
    "designation": "",
    "shortName": "AJAY",
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    "role": "FRONTDESK",
    "firstName": "Binumon",
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    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.86758114607986"
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    "label": true
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    "label": true
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  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
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  "key": "hisNo",
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  "label": true
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  "key": "CTSNo",
  "value": "444-B",
  "label": true
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"flatSpecifications": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "finishing": {
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    "label": "Building Under Construction"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  }
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  "west": "Carter Road No. 4",
  "south": "Under Construction Building",
  "east": "Open Plot"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Building is under construction",
    "south": "Building is under construction",
    "west": "Building is under construction"
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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  "taxies": {
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
  }
},
}
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"extraDetailOfProperty": "As per Site Information, the composition of Residential flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets.",
"dateOfIssusApprovePlan": "Copy of Approved Plan Document No. CHE/WSII/0050/R1/337(New) issued by Municipal Corporation of Greater Mumbai",
"approvePlanVerified": "N.A., as the building is under construction",
"empanelledOfApprovePlan": "N.A.",
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"compoundWall": ""
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"apfDetails": {
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  "compositions": []
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  "salvageValue": "",
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  "depreciatedBuildingRate": ""
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  "rate": "118780",
  "landRate": "48920",
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  "squareMeterGuideLineRate": "130658.00",
  "squareFeetGuideLineRate": "12139.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "118780.00",
  "squareMeterGuideLineRate": "130658.00",
  "squareFeetGuideLineRate": "12139.00"
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"outgoingDetail": {
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    "value": "Residential_Purpose",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Building under construction "
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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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": {
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    "label": "Proposed, Yes"
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  "carParking": "Proposed Along with One Car Parking Space",
  "constructionWorkStatus": {
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"value": "Plain_Looking",
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"dateOfConstruction": {
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"planningArea": {
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building Under Construction"
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"materialUsedList": {
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  "label": "Building Under Construction"
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  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"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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"label": "Building Under Construction"
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"visibleDamageInBuilding": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"systemOfAirConditioning": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"provisionOfFirefighting": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "As_per_RERA_Certificate",
"label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "5",
"noOfAmenityFloors": "1",
"noOfFloors": "21",
"flatFloorNo": "17",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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},
"finalPlinthArea": {
  "area": "0.00"
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    "routeLat": "19.227611",
    "routeLng": "72.861611",
    "stationName": "Borivali",
    "routeDistance": "600 Mt.",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
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    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
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      "name": "60c1a",
      "image": "cases/67ce9d967e0bb1d5cc326ba3/
routeMap_1741774500110_Image.png"
    }
  ]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "1",
"othersRate": "1200000",
"totalothersRate": "1200000",
"finaltotal": "22029000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "98",
"bookValue": "0",
"finalValue": "20829000.00"
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"outward": {
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  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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"rccPlinth": {
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  "floorsCompleted": "InProgress",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"fullBuildingRcc": {
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  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
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"window": {
  "label": "Window",
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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"floorsCompleted": "",
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"status": false
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"finalGuidelineValue": "10495379.00",
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"name": "externalImg_1741663732654_1741663648131_image_15.jpeg",
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"orientation": "portrait"
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"selfieWithSiteVisitImages": [
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externalImg_1741663726718_1741663648131_image_13.jpeg",
"orientation": "portrait"
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externallmg_1741663638013_1741663607760_image_8.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "29254.00"
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  "builtUpRateRange": {
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    "max": "26594.00"
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  "saleableRateRange": {
    "min": "18594.00",
    "max": "22162.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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    "isEditable": true
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    "status": true,
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  "isEditable": true
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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  "lessValueDetails": [],
  "totalValue": 0,
  "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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"type": "CASE",
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  "value": "LEAD"
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"isSiteMeasurementAllowed": false,
"finalValuationArea": "786.00",
"empanelmentNo": [],
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"paymentStatus": "NA",
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"ownerName": "Mr. Navnit Madhusudan Bhandare & Mrs. Nrupa Navnit Bhandare",
"ownerPhoneNo": "9820720060",
"appAddress": "Flat no 1703,17 Floor,Buildend 71/P,Kasturba cross Road no
4,Kanheri village Borivali East ",
"remark": "",
"documents": [
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  "attachConfig": {
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    "toPage": 0
  },
  "attachInReport": true,
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    "from": {
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    },
    "Releasers": "Mr. Gaurang Navnit Bhandare",
    "to": {
      "value": "Releasee",
      "label": "Releasee"
    },
    "Releasee": "Mr. Navnit Madhusudan Bhandare & Mrs. Nrupa Navnit Bhandare"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/67ce9d967e0bb1d5cc326ba3/
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  "fileName":
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},
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  "documentType": {
    "label": "RERA Certificate",
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"value": "60ae129faa6d152c1801b47d"
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  "toPage": 0
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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
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    "label": "Document No"
  },
  "Document_No": "P51800051382"
},
"isHardCopy": false,
"displayStatus": true,
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"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Wed Mar 12 2025 10:32:24 GMT+0000 (Coordinated Universal Time)"
},
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    "toPage": 0
  },
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  }
}
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    },
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  },
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  "displayStatus": true,
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  "path": "cases/67ce9d967e0bb1d5cc326ba3/document_1741775598454_cc.pdf",
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
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}
],
"caseNumber": "014801",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "511788",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Mar 10 2025 08:06:46 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Navnit Madhusudan Bhandare & Mrs. Nrupa Navnit Bhandare",
    "phone": "9820720060",
    "ownershipShare": "",
    "email": "",
    "id": "331540"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
],
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"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "73.02",
"totalAreaDocument": "786",
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"docFinalBUILTUp": "864.60",
"docFinalBUILTUpSquareMeter": "80.32",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "495886"
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"images": [],
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"squareMeterArea": "89.56",
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"percentage": ""
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"area": "1060.40",
"squareMeterArea": "98.51",
"expectedRate": "26593.74",
"percentage": "10"
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"saleableArea": {
"area": "1272.48",
"squareMeterArea": "118.22",
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"area": "964",
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"saleablePercentage": "20",
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"areaType": "Carpet",
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"expectedPrice": "28200000",
"expectedRate": "29253.11",
"builtUpExpectedRate": "26593.74",
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"area": "864.60",
"squareMeterArea": "80.32",
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"percentage": "10"
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"area": "786",
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"expectedPrice": "22000000",
"expectedRate": "27989.82",
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    "percentage": "10"
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "19624100",
  "expectedRate": "24967.05",
  "builtUpExpectedRate": "22697.32",
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indicator_1741685801330_Image.png",
  "squareMeter": "73.02",
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    "squareMeterArea": "73.02",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "80.32",
    "expectedRate": "22311.86",
    "percentage": "10"
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}
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"expectedRate": "24543.05",
"builtUpExpectedRate": "22311.86",
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externalImg_1741663659264_1741663648131_image_1.jpeg",
  "orientation": "landscape"
},
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externallmg_1741663663528_1741663648131_image_2.jpeg",
  "orientation": "landscape"
},
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  "status": false,
  "_id": "67cfae0b021414d63ce0417e",
  "name": "externallmg_1741663667149_1741663648131_image_3.jpeg",
  "path": "cases/67ce9d967e0bb1d5cc326ba3/
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  "orientation": "landscape"
},
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  "orientation": "landscape"
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    "status": false,
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    "orientation": "portrait"
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externallmg_1741663699588_1741663648131_image_9.jpeg",
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India",
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Composition :

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Other

Composition :

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