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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "63afbc9c191f7b344b005fbd"
    },
    "firstName": "Vinay",
    "type": "CREDITOFFICER",
    "_id": "6661559a46c7a930aad2db0e",
    "lastName": "Ranjan",
    "mobileNo": "",
    "workMobileNo": "9682353165",
    "email": "brmgr82@mahabank.co.in"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 6250.6865,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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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"
},
"client": {
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "",
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  "email": "bom82@mahabank.co.in",
  "fax": "",
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\nMumbai - 400 062."
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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": "60af6ae22ffdf65bcd65861d",
  "role": "PICKUPPERSON",
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  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
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  "designation": "",
  "shortName": "DJ",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "firstName": "SONAL ",
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],
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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{
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  "title": {
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2025-03-16",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
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  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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  "value": "Mumbai",
  "label": false
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  "key": "taluka",
  "value": "Borivali",
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  "label": false
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  "label": true
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"wing": {
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": false
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  "label": false
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  "key": "suburb",
  "value": "Malad (East)",
  "label": false
}
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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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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  "finishing": {
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"populationGroupList": {
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"townplanApprovedByList": {
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Wing - A",
  "south": "Royal Parv Tower",
  "east": "Under Construction Building (Wing - D)"
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"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Marginal Space",
    "south": "Flat No. 1506",
    "west": "Flat No. 1504"
  },
  "asPerDocument": {
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    "east": "Internal Visit not allowed",
    "south": "Internal Visit not allowed",
    "west": "Internal Visit not allowed"
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  "isDisplay": false,
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"whichTheLocalityIsServed": {
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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 Sales person information the Composition of Flat
No. 1505 is 2 Bedroom + Hall + Kitchen + 2 Toilets.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Document No. PN /
PVT / 175 / 20160116 / AP / Sale Dated 11.12.2020\nissued by Slum Rehabilitation
Authority (SRA).",
"approvePlanVerified": "N.A., Building is under construction",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At time of visit, Site measurement & Photographs not allowed at site. The
details about the property has been provided by Mr. Rohan Survey (Sales Person -
Mobile No. 9869274757)",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "propertyName": "Residential",
  "rate": "121520",
  "landRate": "51260",
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  "squareMeterGuideLineRate": "133672.00",
  "squareFeetGuideLineRate": "12419.00"
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  "squareFeetGuideLineRate": "12419.00"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "40,000/- (Expected rental income per month after\ncompletion of construction works)",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "Information not available",
  "tenantName": "",
  "maintenanceOfFlat": "Building is Under Construction"
},
"marketability": {
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    "value": "Good",
    "label": "Good"
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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"
  },
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"partitions": {
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"waterTank": {
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  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"carParking": "along with one car parking space",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Proposed_Plain_Looking",
  "label": "Proposed Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "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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  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
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  "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": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"maintenanceIssues": {
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"provisionOfFirefighting": {
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  "label": "Building Under Construction"
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"groundStilt": {
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    "value": "stilt",
    "label": "Stilt"
  },
  "yearOfConstructionAsPer": {
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    "label": "Approx."
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  "totalLifeBuilding": "60",
  "estimatedAge": "0",
  "ageOfBuilding": "0",
  "noOfBasement": "1",
  "noOfPodium": "3",
  "noOfAmenityFloors": "",
  "noOfFloors": "20",
  "flatFloorNo": "15",
  "noOfLifts": "4",
  "noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1742273621524_Image.png",
    "routeLat": "19.184528",
    "routeLng": "72.864806",
    "stationName": "Dindoshi",
    "routeDistance": "1.1 Km",
    "routeStation": {
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      "label": "Metro Station"
    }
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  "type": "Point"
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"showLocation": {
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    "name": "iz5nv",
    "image": "cases/67d55037700ebc6884929f8f/
routeMap_1742278471959_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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    "isHideFloor": false,
    "status": true
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"status": true
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  "status": true
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"isEditable": false
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"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
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"status": true,
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"ownerPhoneNo": "9869274757",
"appAddress": "Flat no 1505 B Wing 15 th floor Royal Pristo Santoshi Mata Temple Road Vaishetpada Kurar Village Malad East Mumbai 400097",
"remark": "",
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      "to": {
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    "label": "Document No"
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  "attachConfig": {
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    "toPage": 0
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      "label": "Maharashtra Real Estate Regulatory Authority"
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    "number": {
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      "label": "Document No"
    },
    "Document_No": "P51800019529"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1742272196299_RERA_Certificate.pdf",
  "path": "cases/67d55037700ebc6884929f8f/document_1742272196299_RERA_Certificate.pdf",
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  "attachConfig": {
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    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "PN / PVT / 175 / 20160116 / AP / Sale"
},
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    "label": "Document No"
  },
  "Document_No": "PN / PVT / 175 / 20160116 / AP / Sale"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Mar 15 2025 10:02:31 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Pawan Kumar Rajendra Prasad Singh & Mr. Abhishek Rajendra Prasad Singh",
    "phone": "9869274757",
    "ownershipShare": "",
    "email": "",
    "id": "509350"
  }
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"proposePurchasers": [],
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"composition": [],
"otherComposition": [],
"externalReport": [],
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  "label": "Square Feet"
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"docSaleablePercentage": "",
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"docFinalSaleableSquareMeter": "0.00",
"id": "452302"
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    "builtUpArea": {
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      "expectedRate": "24314.47",
      "percentage": "10"
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      "expectedRate": "0.00",
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    "area": "673",
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  "floor": "17",
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  "expectedRate": "22870.04",
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  "id": "352671"
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    "expectedRate": "23107.80",
    "builtUpExpectedRate": "21007.09",
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    "orientation": "portrait"
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- Mumbai Suburban, Mumbai, 400097, State - Maharashtra, India",
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