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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Khushboo",
    "type": "CREDITOFFICER",
    "_id": "668f6ec03704d60337fb288f",
    "email": "khush.chaturvedi45@ssl.co.in",
    "lastName": "Chaturvedi",
    "mobileNo": "",
    "workMobileNo": "9892212387"
  },
  "fees": {
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    "expectedFees": null,
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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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"client": {
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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
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        "label": "Registered Valuer"
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  ],
  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
    }
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "key": "country",
    "value": "Country - India",
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  "label": true
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  "value": "Navi Mumbai",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
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  "label": true
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  "label": false
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  "label": false
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  "label": false
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  "value": "",
  "label": false
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  "flooring": {
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    "label": "Proposed Teak wood door frame with flush doors"
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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"townplanApprovedByList": {
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  "label": "Navi Mumbai Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "south": "Internal Road & Shiv Sagar Society ",
  "east": "Ganesh Marg"
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"asPerDocumentAgreement": {
  "north": "10 Mtr. Road",
  "west": "8 Mtr. Road",
  "south": "8 Mtr. Road",
  "east": "6 Mtr. Road"
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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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    "east": "Marginal Space ",
    "south": "Flat No. 1109",
    "west": "Passage & Lift"
  },
  "isDisplay": false,
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},
}
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  "auto": {
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  },
  "privateCars": {
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  }
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 3 Bedrooms + Living Room + Kitchen + Passage + 3 Toilets. (i.e. 3BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. NMMC / NRV / B.P / 1266 / 2024 dated 23.04.2024 issued by NMMC.",
"approvePlanVerified": "N.A., as the external site visit only",
"empanelledOfApprovePlan": "Building is under construction ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "129700",
  "landRate": "50600",
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  "squareMeterGuideLineRate": "142670.00",
  "squareFeetGuideLineRate": "13254.00"
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  "squareFeetGuideLineRate": "13254.00"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "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 NMMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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"value": "Building_Under_Construction",
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"pavementLaid": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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"carParking": "Proposed Along One Covered Car Parking Space ",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
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"value": "Plain_Looking",
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},
"dateOfConstruction": {
"date": "",
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"year": "2028",
"fullDate": "1/1/2028"
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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": "Proposed R.C.C. Foundation"
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"value": "Building_is_under_construction_",
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"materialUsedList": {
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"buildingSpecification": {
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  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is 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"
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"visibleDamageInBuilding": {
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  "label": "Building Under Construction"
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"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"groundStilt": {
  "value": "stilt",
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"label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
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"noOfPodium": "4",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "11",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "10"
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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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    "routeLat": "19.083361",
    "routeLng": "72.999250",
    "stationName": "Turbhe ",
    "routeDistance": "3.6 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "type": "Point"
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  }
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},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
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    "percentage": "5",
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    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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    "status": true
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  "status": true
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  "status": true
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  "status": true
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  "status": true
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  "builtUpRateRange": {
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    "max": "26635.00"
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  "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "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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"empanelmentNo": [
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"ownerName": "Mrs. Thelma Serrao & Mr. Francis Edwin Serrao ",
"ownerPhoneNo": "9819416478",
"appAddress": "Flat no. 1108, 11th Floor, E V 10, Marina Bay, Plot no. 10, Sector - 10,
Vashi",
"remark": "",
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      "value": "60af48bf2ffdf65bcd6585fa"
    },
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      "toPage": 0
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        "label": "Promoter"
      },
      "Promoter": "E.V. Homes Constructions Pvt. Ltd. ",
      "to": {
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      },
      "Allottee": "Mrs. Thelma Serrao & Mr. Francis Edwin Serrao ",
      "number": {
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"fileName": "document_1742281099563_1742281096838_5315.pdf"
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{
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    "value": "60ae1277aa6d152c1801b3cc"
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  "attachConfig": {
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    "toPage": 0
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  "attachInReport": false,
  "inputs": {
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      "label": "Navi Mumbai Municipal Corporation."
    },
    "remark": "(As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "NMMC / NRV / B.P / 1266 / 2024"
},
"isHardCopy": false,
"displayStatus": false,
"id": "797195",
"path": "cases/67d919fd700ebc688493e91f/document_1742449713069_Plan.pdf",
"fileName": "document_1742449713069_Plan.pdf"
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{
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    "value": "60ae1247aa6d152c1801b2ea"
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}
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    "label": "Navi Mumbai Municipal Corporation."
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "NMMC / NRV / B.P / 1266 / 2024"
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu Mar 20 2025 05:49:33 GMT+0000 (Coordinated Universal Time)"
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    "toPage": 0
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
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      "label": "No"
    },
    "No": "P51700028722"
  }
}
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    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Thu Mar 20 2025 05:49:57 GMT+0000 (Coordinated Universal Time)"
  }
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"caseNumber": "014980",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 18 2025 07:00:13 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Thelma Serrao & Mr. Francis Edwin Serrao ",
    "phone": "9819416478",
    "ownershipShare": "",
    "email": "",
    "id": "783444"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    }
  },
  {
    "id": "792716",
    "selectAreaTypeDocument": "Carpet",
  }
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"totalAreaDocument": "976",
"squareMeterArea": "90.67",
"docFinalBuiltUp": "1073.60",
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"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
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    "percentage": "10"
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  "id": "699525"
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},
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  "percentage": "10"
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  "percentage": ""
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"expectedRate": "28284.29",
"builtUpExpectedRate": "25712.99",
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"id": "717915"
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    "squareMeterArea": "110.57",
    "expectedRate": "26634.18",
    "percentage": "10"
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"expectedRate": "29297.60",
"builtUpExpectedRate": "26634.18",
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"carpetArea": {
"area": "1390.00",
"squareMeterArea": "129.14",
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"percentage": ""
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"area": "1529.00",
"squareMeterArea": "142.05",
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"percentage": "10"
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"expectedRate": "26100.20",
"builtUpExpectedRate": "23727.46",
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"id": "808071"
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"orientation": "portrait"
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"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "67db8dc7eeda08cd80b479e2",
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externalImg_1742441925942_IMG20250320WA0072.jpg",
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"type": "EXTERNAL_IMAGES",
"status": false,
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"path": "cases/67d919fd700ebc688493e91f/
externalImg_1742441925998_IMG20250320WA0073.jpg",
"orientation": "portrait"
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Mumbai, PIN - 400 703, State - Maharashtra, Country - India",
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Other			
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