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{
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Vinod",
    "type": "CREDITOFFICER",
    "_id": "668bb750e61b5802e8d945c7",
    "email": "sbi.04205@sbi.co.in",
    "lastName": "Jagtap",
    "mobileNo": "",
    "workMobileNo": "9860443086"
  },
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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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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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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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    "_id": "60af3d172ffdf65bcd6585cd",
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    "firstName": "Sachin",
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    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
    "workWithDocumentMaker": "",
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  "label": true
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  "key": "suburb",
  "value": "Chembur (East)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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  "south": "Internal Road ",
  "east": "Open Plot "
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    "west": "Passage "
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  "asPerDocument": {
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  "privateCars": {
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the construction is as per Sanction Plan.",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "compositions": []
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  "depreciatedCostOfConstruction": "47000.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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"carParking": "Along with Three Covered Car Parking Space Nos. B3-S-4 & B3-S-5 &
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
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"planningArea": {
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"label": "Standard"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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"yearOfConstructionAsPer": {
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  "label": "As per occupancy certificate"
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"estimatedAge": "58",
"ageOfBuilding": "2",
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"noOfPodium": "",
"noOfAmenityFloors": "1",
"noOfFloors": "14",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1652.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeLat": "19.046770",
    "routeLng": "72.907571",
    "stationName": "Fertilizer Township",
    "routeDistance": "1.8 Km. ",
    "routeStation": {
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      "label": "Monorail"
    }
  }
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"finalLatLng": {
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  }
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"valuation": {
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    "totalFairMarketValue": ""
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  "totalothersRate": "3600000",
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  "date": "Fri Mar 21 2025 12:36:46 GMT+0000 (Coordinated Universal Time)",
  "number": "2311190",
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  "monthCount": "387",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
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    "status": false
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  "internalBrickWork": {
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    "isHideFloor": false,
    "status": false
  },
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"label": "External Brick Work",
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"internalPlastering": {
  "label": "Internal Plastering",
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "isHideFloor": false,
  "status": false
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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"flooringTilingKitchenPlatform": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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"guidelineDetails": {
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"finalGuidelineValue": "25001090.00",
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"reportImages": {
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      "name": "externallmg_1742484247091_1742484238815_image_2.jpeg",
      "path": "cases/67d93f93700ebc688494169a/
externallmg_1742484247091_1742484238815_image_2.jpeg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
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      "path": "cases/67d93f93700ebc688494169a/
externallmg_1742484247091_1742484238815_image_2.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "67dc331d5e615e2c6a404591",
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      "path": "cases/67d93f93700ebc688494169a/
externallmg_1742484249506_1742484238815_image_4.jpeg",
      "orientation": "portrait"
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      "path": "cases/67d93f93700ebc688494169a/
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      "orientation": "portrait"
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      "status": false,
      "_id": "67dc331d5e615e2c6a404598",
      "name": "externallmg_1742484250978_1742484238815_image_11.jpeg",
      "path": "cases/67d93f93700ebc688494169a/
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    "orientation": "portrait"
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    "name": "externallmg_1742484252175_1742484238815_image_15.jpeg",
    "path": "cases/67d93f93700ebc688494169a/
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67dc331d5e615e2c6a404597",
    "name": "externallmg_1742484250847_1742484238815_image_10.jpeg",
    "path": "cases/67d93f93700ebc688494169a/
externallmg_1742484250847_1742484238815_image_10.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67dc331d5e615e2c6a40459f",
    "name": "externallmg_1742484252859_1742484238815_image_18.jpeg",
    "path": "cases/67d93f93700ebc688494169a/
externallmg_1742484252859_1742484238815_image_18.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67dc331d5e615e2c6a40459e",
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    "path": "cases/67d93f93700ebc688494169a/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67dc331d5e615e2c6a40459d",
    "name": "externallmg_1742484252384_1742484238815_image_16.jpeg",
    "path": "cases/67d93f93700ebc688494169a/
externallmg_1742484252384_1742484238815_image_16.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67dc331d5e615e2c6a4045a0",
    "name": "externallmg_1742484253126_1742484238815_image_19.jpeg",
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    "path": "cases/67d93f93700ebc688494169a/
externallmg_1742484253126_1742484238815_image_19.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "67dc3352eeda08cd80b5c0c6",
    "name": "externallmg_1742484302018_1742484298011_image_1.jpeg",
    "path": "cases/67d93f93700ebc688494169a/
externallmg_1742484302018_1742484298011_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67dc3352eeda08cd80b5c0c8",
    "name": "externallmg_1742484302737_1742484298011_image_3.jpeg",
    "path": "cases/67d93f93700ebc688494169a/
externallmg_1742484302737_1742484298011_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67dc3352eeda08cd80b5c0cf",
    "name": "externallmg_1742484304311_1742484298011_image_10.jpeg",
    "path": "cases/67d93f93700ebc688494169a/
externallmg_1742484304311_1742484298011_image_10.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "67dc3352eeda08cd80b5c0ce",
    "name": "externallmg_1742484304221_1742484298011_image_9.jpeg",
    "path": "cases/67d93f93700ebc688494169a/
externallmg_1742484304221_1742484298011_image_9.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "45267.00",
    "max": "51091.00"
  }
},
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"builtUpRateRange": {
  "min": "41152.00",
  "max": "46446.00"
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"saleableRateRange": {
  "min": "34293.00",
  "max": "38705.00"
}
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
    "title": "Superfine finish",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
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"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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"factorFavoringValue": {
"additionValueDetails": [],
"lessValueDetails": [],
"totalValue": 0,
"additionTotalValue": 0,
"lessTotalValue": 0,
"presentMarketValue": 0
},
"taskStatus": {
"SITE_INSPECTION": true,
"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
},
"createCase": "false",
"type": "CASE",
"leadType": {
"label": "Approximate Rate Lead",
"value": "APPROXIMATE_LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1502.00",
"empanelmentNo": [
"SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
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"paymentIds": [],
"_id": "67d93f93700ebc688494169a",
"ownerName": "M/s. Godrej Projects Development Limited",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no A402,4Floor,RKS Godrej, A-Wing, Vikhroki East ",
"remark": "contact Person no +91 99752 59977",
"documents": [
  {
    "documentType": {
      "label": "Draft Agreement for sale",
      "value": "60ae1256aa6d152c1801b330"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "remark": " made in the year 2025",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Godrej Projects Development Limited",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Dhiman Gupta "
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "695946",
    "path": "cases/67d93f93700ebc688494169a/document_1742377115385_17423771
13573_Flat_No_A__402__Mr_Dhiman_Gupta_Draft_AFS.DOCX",
    "fileName": "document_1742377115385_1742377113573_Flat_No_A__402__Mr_D
himan_Gupta_Draft_AFS.DOCX"
  },
  {
    "documentType": {
      "label": "Occupancy Certificate",
      "value": "60ae124baa6d152c1801b2fd"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    }
  }
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},
"attachInReport": false,
"inputs": {
  "documentDate": "21/03/2023",
  "nameOfApprovingAuthority": {
    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P-2314/2019/(673 AND OTHER)/M/W WARD/BORLA-M/W/OCC/1/NEW "
},
"isHardCopy": false,
"displayStatus": false,
"fileName":
"document_1742551988746_1742550342851_occupancy_certificate.pdf",
"path": "cases/67d93f93700ebc688494169a/
document_1742551988746_1742550342851_occupancy_certificate.pdf",
"id": "710460",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Mar 21 2025 10:13:09 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "label": "Commencement Certificate",
    "value": "60ae1247aa6d152c1801b2ea"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "13/07/2021",
    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P-2314/2019/(673 And Other)/M/W/Ward/BORLA-M/W/FCC/2/Amend"
  },
}

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"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1742552151276_Full_CC.pdf",
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document_1742552151276_Full_CC.pdf",
"id": "572863",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Mar 21 2025 10:15:51 GMT+0000 (Coordinated Universal Time)"
},
{
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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": "P51800023915"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1742552182923_1742550343488_Rere_certificate.pdf",
"path": "cases/67d93f93700ebc688494169a/
document_1742552182923_1742550343488_Rere_certificate.pdf",
"id": "812138",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Mar 21 2025 10:16:23 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "014984",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "719246",
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Tue Mar 18 2025 09:40:35 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "M/s. Godrej Projects Development Limited",
"phone": "0000000000",
"ownershipShare": "",
"email": "",
"id": "162209"
}
],
"proposePurchasers": [
{
"name": "Mr. Dhiman Gupta ",
"phone": "",
"email": "",
"ownershipShare": "",
"panNo": "",
"aadharNo": ""
}
],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "714939",
"name": "Passage",
"length": "5.33",
"length1": "5",
"length2": "4",
"width": "14.67",
"width1": "14",
"width2": "8",
"totalArea": "78.22",
"images": [],
"extraAreas": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
}
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},
  "_id": "67dd3dfa0a8a049898693ba4",
  "name": "Extra ",
  "extraAreaType": "Add",
  "length": "57.00",
  "length1": "57",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "57.00"
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  "measurementType": {
    "value": "Square_Feet",
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  },
  "_id": "67dd3e000a8a049898693bb9",
  "name": "Extra ",
  "extraAreaType": "Add",
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  "length1": "7",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "7.00"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Extra ",
  "extraAreaType": "Add",
  "length": "20.00",
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  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "20.00"
},
{
  "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "_id": "67dd3e13abb68698535c4a25",
  "name": "Extra ",
  "extraAreaType": "Add",
  "length": "27.00",
  "length1": "27",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "27.00"
}
],
"finalArea": "189.22"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Living Room",
  "length": "23.33",
  "length1": "23",
  "length2": "4",
  "width": "14.67",
  "width1": "14",
  "width2": "8",
  "totalArea": "342.22",
  "images": [],
  "extraAreas": [],
  "finalArea": "342.22"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "14.50",
  "length1": "14",
  "length2": "6",
  "width": "8.42",
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"width1": "8",
"width2": "5",
"totalArea": "122.04",
"images": [],
"extraAreas": [],
"finalArea": "122.04"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "8.42",
  "length1": "8",
  "length2": "5",
  "width": "4.92",
  "width1": "4",
  "width2": "11",
  "totalArea": "41.38",
  "images": [],
  "extraAreas": [],
  "finalArea": "41.38"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "13.67",
  "length1": "13",
  "length2": "8",
  "width": "12.33",
  "width1": "12",
  "width2": "4",
  "totalArea": "168.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "168.56"
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{
  "measurementType": {
    "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "13.08",
  "length1": "13",
  "length2": "1",
  "width": "11.42",
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}
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  152.00\n\nAll 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.",

```

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Name	Length	Width	Total
Composition :			
Passage	5'4"	14'8"	78.22
Living Room	23'4"	14'8"	342.22
Kitchen	14'6"	8'5"	122.04
Toilet	8'5"	4'11"	41.38

Bedroom	13'8"	12'4"	168.56
Bedroom	13'1"	11'5"	149.37
Toilet	4'9"	7'6"	35.62
Bedroom	14'2"	11'9"	166.46
Toilet	7'11"	4'3"	33.65
Other Composition :			
Balcony Area	14'5"	5'5"	78.09