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{
  "typeOfReport": {
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  },
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    "firstName": "Tanvi Dhoke-AMT1",
    "email": "0_default_",
    "mobileNo": "0_DEFAULT_-",
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  },
  "fees": {
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    "expectedFees": null,
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  "organization": {
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    "name": "Thane",
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    "phone": "1234567890",
    "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
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"city": "Thane"
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"client": {
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000127",
  "type": "BRANCH",
  "name": "RACPC Thane ",
  "email": "rasecc.thane@sbi.co.in",
  "mobileNo": "02220812026",
  "alternateMobileNo": "02220812027",
  "address": "Retail Assets Centralized, Processing Centre,Dosti Pinnacle , Plot no
E7,Near New Passport Office,Gate No-3,Road No 22,Panchpakhadi Village Wagle Indl
Estate,Thane- 400604\r\n",
  "ledgerName": "STATE BANK OF INDIA - THANE RACPC",
  "fax": "2538 2750 ",
  "sendStructuralCertificate": "0"
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  "pickupPerson": {
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    "_id": "62720e52afd7d55eddedc887",
    "role": "SITEENGINEER",
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"mobileNo": "9029575553",
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  "firstName": "Suraj",
  "email": "suraj@vastukala.org",
  "lastName": "Zore",
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  "_id": "60f915d3f3dd69653a592199",
  "role": "CHECKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
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      "number": "CAT-I-F-1763"
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  ],
}
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  "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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],
"clientType": {
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  "label": "BANK"
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  "longitude": "72.99423840510377"
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"geo": {
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  "coordinates": [
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    "value": "Maharashtra",
    "label": true
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    "value": "India",
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  "village": {
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"name": "Village",
"key": "village",
"value": "Balkum",
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"floorNo": {
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  "key": "floorNo",
  "value": "3",
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  "label": true
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  "key": "district",
  "value": "Thane",
  "label": true
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  "value": "Thane (West)",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Thane",
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Nagar",
  "label": false
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  "value": "",
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  "value": "",
  "label": false
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"wing": {
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"projectName": {
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "2/1/1, 2/2/2, 2/2, 63/1, 65/2, 65/3, 65/4, 65/5, 65/6, 66/1 (Pt.), 66/3 (Pt.), 66/4(Pt.), 70/1, 70/2, 70/3, 71/1,2,3,4,5,6,7,8,9, 72/4, 76/1,2,3, 237/1,2,3P",
  "label": true
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  "key": "newSurveyNumber",
  "value": "2/1/1, 2/1/2, 2/2, 142/1, 142/2, 143/1(Pt.), 143/3(Pt.), 147/1, 148/1, 153/1,2,3, 116/1,2,3(P)",
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  "label": true
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  "name": "CTS No.",
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  "value": "",
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"value": "",
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  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "postalCode",
  "value": "PIN Code - 400 608",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering with POP false Ceiling"
  }
}
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},
"general": {
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Thane_Municipal_Corporation",
    "label": "Thane Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Balkum Road",
    "west": "Internal Road",
    "south": "Garden Area",
    "east": "Wing - A / Open Plot"
  },
  "asPerDocumentAgreement": {
    "north": "Details not available",
    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
  },
  "extraDetailOfProperty": ""
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 716.00 Sq. Ft. (Including Carpet Area - 583 Sq. Ft., Cupboard Area - 28 Sq. Ft., Dry Balcony - 41 Sq. Ft., Flowerbed Area - 11 Sq. Ft. & Balcony Area - 53 Sq. Ft.) is more than Carpet area 650.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. Rs.17,352.00 per Sq. Ft. is considered.",
  "depreciationPercentage": "24",
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  "rate": "116700",
  "landRate": "30300",
  "igrImage": "cases/645b838b7f94762ec787a9c9/igr_1683795102483_Image.png",
  "squareMeterGuideLineRate": "116700.00",
  "squareFeetGuideLineRate": "10842.00"
},
"igrFinalRate": {
  "rate": "9558.00",
  "squareFeetGuideLineRate": "9558.00",
  "squareMeterGuideLineRate": "102876.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "23,500",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed Area",
"negativeFactorsOfAffectMarketValue": "No"
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  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": {
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    "label": "Stilt + Open Car Parking"
  },
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2007",
    "fullDate": "1/1/2007"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
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  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
  },
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"typeOfFoundation": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
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"label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "16",
"totalLifeBuilding": "60",
"estimatedAge": "44",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "780.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
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routeMap_1683791489509_Image.png",
    "routeLat": "19.222000",
    "routeLng": "72.994250",
    "stationName": "Thane",
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"finalLatLng": {
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  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "bho29",
    "name": "bho29",
    "image": "cases/645b838b7f94762ec787a9c9/
routeMap_1683791380435_Image.png"
  }
]
},
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Kitchen",
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    "orientation": "portrait"
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    "status": false,
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    "name": "Passage",
    "path": "cases/645b838b7f94762ec787a9c9/
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    "orientation": "portrait"
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    "status": false,
    "_id": "645c9e9d7f94762ec7886015",
    "name": "Dry Balcony",
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  "isEditable": true
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"PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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],
"status": true,
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"_id": "645b838b7f94762ec787a9c9",
"ownerName": "Mr. Nikhil Subodh Walavalkar",
"ownerPhoneNo": "9664362020",
"fullAddress": "Residential Flat No. 304, 3rd Floor, Building No 1, Wing - B, \"Ashok
Nagar Balkum Building No. 1 Co-Op. Hsg. Soc. Ltd.\", Ashok Nagar, Village - Balkum,
Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 608, State -
Maharashtra, India",
"remark": "",
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      "label": "Agreement for sale"
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    "inputs": {
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        "label": "Transferor"
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      "Transferor": "Mr. Venkat Bhaykaran",
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"transferee": "Mr. Nikhil Subodh Walavalkar"
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document_1683719032721_DocScanner_26Apr2023_317_pm.pdf",
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"createdAt": "Wed May 10 2023 17:14:02 GMT+0530 (India Standard Time)"
},
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    "label": "Occupancy Certificate"
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  "inputs": {
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      "label": "Thane MUncipal corporation"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "V. P. No. S6 / 092 / TMC / TDD / 666"
  },
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  "displayStatus": true,
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Thu May 11 2023 12:16:43 GMT+0530 (India Standard Time)"
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}
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"name": "Mr. Nikhil Subodh Walavalkar",
"phone": "9664362020",
"ownershipShare": "",
"email": "",
"id": "758814"
}
],
"siteInspection": [],
"composition": [
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"label": "Square Feet"
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"length": "",
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"length2": "0",
"width": "",
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"width2": "0",
"totalArea": "150.00",
"images": [],
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"name": "Kitchen",
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"length1": "10",
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    "label": "Square Feet"
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  "length1": "11",
  "length2": "00",
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  "width1": "5",
  "width2": "00",
  "totalArea": "55.00",
  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "width2": "00",
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}
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  "extraAreas": []
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    "label": "Square Feet"
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  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "100.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "6",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
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  "width1": "10",
  "width2": "00",
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"extraAreas": [],
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    "label": "Square Feet"
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  "length": "3.00",
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  "width": "10.00",
  "width1": "10",
  "width2": "0",
  "totalArea": "30.00",
  "images": [],
  "finalArea": "30.00",
  "extraAreas": []
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"otherComposition": [
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      "value": "Carpet"
    },
    "name": {
      "value": "Balcony",
      "label": "Balcony"
    },
    "measurementType": {
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      "label": "Square Feet"
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    "length2": "00",
    "length": "3.00",
    "width1": "10",
    "width2": "00",
    "width": "10.00",
    "totalArea": "30.00",
    "percentageBeforeTotal": "30.00",
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"extraAreas": [],
"percentage": "100",
"finalArea": "30"
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    "value": "Carpet"
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    "label": "Flowerbed"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "length1": "5",
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  "length": "5.00",
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  "images": [],
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    "value": "Carpet"
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    "label": "Cupboard"
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    "value": "Square_Feet",
    "label": "Square Feet"
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    "label": "Square Feet"
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  "percentageBeforeTotal": "14.00",
  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "14"
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    "value": "Carpet"
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  "name": {
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    "label": "Dry Balcony"
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    "label": "Square Feet"
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Ft. = 28.00\nDry Balcony Area in Sq. Ft. = 41.00\nFlowerbed Area in Sq. Ft. =
11.00\nBalcony Area in Sq. Ft. = 53.00\nTotal Carpet Area in Sq. Ft. = 716.00",
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Name	Length	Width	Total
Composition :			

Living Room	15'0"	10'0"	150.00
Kitchen	10'00"	7'00"	70.00
Dining	11'00"	5'00"	55.00
Toilet	7'00"	5'00"	35.00
Toilet	7'0"	5'0"	35.00
Bedroom	10'00"	10'00"	100.00
Bedroom	10'00"	10'00"	100.00
Passage	3'0"	10'0"	30.00
Other Composition :			
Balcony	3'00"	10'00"	30.00
Flowerbed	5'00"	7'00"	35.00
Cupboard	2'00"	7'00"	14.00
Cupboard	2'00"	7'00"	14.00
Dry Balcony	4'00"	9'00"	36.00
Balcony	3'00"	10'00"	30.00