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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "RVDSValues": 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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    },
    "type": "CREDITOFFICER",
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    "firstName": "Naman Agarwal",
    "lastName": "Agarwal",
    "mobileNo": "",
    "email": "naman.agarwal@sbi.co.in",
    "workMobileNo": "9160388615"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "00",
    "discussWithPerson": "Naman Agarwal",
    "expectedFees": null,
    "quotedAmount": ""
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  "organization": {
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"name": "Mumbai",
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"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": {
  "_id": "6273b00bafd7d55eddee5f69",
  "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."
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"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
"lastName": "Joshi",
"mobileNo": "9167204063",
"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
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"siteEngineer": {
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"_id": "64c777a8a5c3051014f4dd1f",
"role": "SITEENGINEER",
"firstName": "Pratik",
"email": "pratikjain2277@gmail.com",
"lastName": "Jain",
"mobileNo": "9619286285",
"designation": "",
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"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Shyam",
"email": "shyam@vastukala.org",
"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
"shortName": "SK",
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\profilePhoto_1626255068979_Shyma_Photo.jpg"
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"firstName": "Jayaraja",
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"designation": "",
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  "shortName": "SK",
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  "designation": "",
  "mobileNo": "9765074720",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": ""
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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],
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  "value": "BANK"
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  "longitude": "72.81634359751126"
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    "remark": "MANUAL_IN_TASK"
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    "remark": "MANUAL_IN_TASK"
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    "label": true
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    "value": "India",
    "label": false
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    "key": "village",
    "value": "Navghar",
    "label": true
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  "label": true
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  "value": "",
  "label": false
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"value": "Shree Ganesh Residency Co-Op. Hsg. Soc. Ltd.",
"label": false
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  "value": "",
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "B",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "8",
  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "label": true
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"suburb": {
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"value": "Bhayandar (East)",
"label": false
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"flatSpecifications": {
"roof": {
"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"flooring": {
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"label": "Vitrified Tile Flooring"
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"doors": {
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"label": "Teak Wood Door Frame With Flush Shutters"
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"windows": {
"value": "Powder_coated_Aluminum_sliding_windows",
"label": "Powder coated Aluminum sliding windows"
},
"fittings": {
"value":
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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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"label": "Cement Plastering"
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},
"general": {
"ownership": {
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"label": "Joint Ownership"
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},
"populationGroupList": {
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"label": "Urban"
}
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},
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  "label": "Mira Bhayander Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
},
"asPerActualAgreement": {
  "north": "Internal Road",
  "west": "Indergurukul CHSI",
  "south": "Gopal Darshan Building",
  "east": "Gopal Patil Road"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "",
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"approvePlanVerified": "",
"empanelledOfApprovePlan": ""
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"compositeRate": {
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proper weightage to the value of the property, higher rate i.e. 15,013.00 per Sq. Ft. is considered.\t",

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"depreciationPercentage": "19.5",
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"squareMeterGuideLineRate": "84200.00",
"squareFeetGuideLineRate": "7822.00"
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"igrFinalRate": {
"depreciationPercentage": "87",
"rate": "7131.00",
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"squareMeterGuideLineRate": "76754.00"
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"outgoingDetail": {
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"value": "Residential_Purpose",
"label": "Residential Purpose"
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"label": "Seller Occupied"
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"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
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"meterCardHolderName": "Details not available",
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"floorSpaceIndex": "As per MBMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Yes",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2010",
    "fullDate": "1/1/2010"
  },
  "planningArea": {
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  "typeOfStructure": {
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"label": "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": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
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"structuralSafety": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"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": {
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  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "13",
"totalLifeBuilding": "60",
"estimatedAge": "47",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "690.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    }
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"routeLat": "19.301643",
"routeLng": "72.866562",
"stationName": "Bhayandar",
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    null
  ],
  "type": "Point"
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  "finallatlng": true
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    "id": "fah8h8",
    "name": "fah8h8",
    "image": "cases/65017884a8e9b70221e1f48f/
routeMap_1695011622647_Image.png"
  }
]
},
"valuation": {
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
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  "status": false
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  "status": false
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/65017884a8e9b70221e1f48f/
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "landscape"
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    "status": false,
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    "name": "Living Room",
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    "orientation": "landscape"
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    "_id": "65044d24a8e9b70221e6eaa0",
    "name": "Living Room",
    "path": "cases/65017884a8e9b70221e1f48f/
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  }
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"indicatorRange": {
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    "max": "0.00"
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    "max": "0.00"
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}
},
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    "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "",
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
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"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"finalValuationArea": "575.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
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"ownerName": "Asu Nishikanth Mandal",
"ownerPhoneNo": "9819260656",
"appAddress": "Flat no 201.2Floor,Shree Ganesh Residency CHS,Indralok Phase-II
Bhayander East ",
"remark": "Cont Mr Sagar Mandal 9819260656",
"documents": [
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "06/02/2019",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
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      "Transferor": "Shri. Madhukar Ganpat Rewale & Smt. Madhavi Madhukar Rewale",
    }
  }
]
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"to": {
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  "label": "Transferee"
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"Transferee": "Shri. Yogesh Surendrakumar Kokcha, Smt. Ruchi Kokcha, Shri.
Rajneesh Surendra Kokcha & Smt. Rachana Rajneesh Kokcha"
},
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"fileName":
"document_1694595106715_Asu_Noshikanth_Mandal_SBI_PBB_Fort.pdf"
},
{
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    "label": "Draft Agreement for sale"
  },
  "inputs": {
    "from": {
      "value": "Transferor",
      "label": "Transferor"
    },
    "Transferor": "Mr. Yogesh Surendrakumar Kokcha, Mrs. Ruchi Kokcha, Mr.
Rajneesh Surendra Kokcha & Mrs. Rachana Rajneesh Kokcha",
    "to": {
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      "label": "Transferee"
    },
    "Transferee": "Mr. Asu Nishikanth Mandal & Mr. Deep Asu Mandal"
  },
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  "displayStatus": true,
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document_1695015587068_Draft_Agreement_for_Sale__2023.pdf",
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  "createdAt": "Mon Sep 18 2023 11:09:47 GMT+0530 (India Standard Time)"
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{
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    "label": "Commencement Certificate"
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},
"inputs": {
  "documentDate": "09/05/2008",
  "nameOfApprovingAuthority": {
    "value": "Mira_Bhayander_Municipal_Corporation",
    "label": "Mira Bhayander Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "M.B. / MNP / NR / 478 / 2008-09"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1695015852949_Commencement_Certificate.pdf",
"path": "cases/65017884a8e9b70221e1f48f/
document_1695015852949_Commencement_Certificate.pdf",
"id": "705479",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Mon Sep 18 2023 11:14:13 GMT+0530 (India Standard Time)"
},
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "28/06/2010",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "MNP / NR / 1081 / 10-11"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1695015908587_Occupancy_certificate.pdf",
  "path": "cases/65017884a8e9b70221e1f48f/
document_1695015908587_Occupancy_certificate.pdf",
  "id": "153471",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
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    "label": "Registration fees payment challan"
  },
  "inputs": {
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  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "832276",
  "path": "cases/65017884a8e9b70221e1f48f/
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  "fileName": "document_1698212097917_112420.pdf"
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    "label": "Index- II"
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  "inputs": {
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    "from": {
      "value": "Owner",
      "label": "Owner"
    },
    "Owner": "Shri. Yogesh Surendrakumar Kokcha, Smt. Ruchi Kokcha, Shri.
Rajneesh Surendra Kokcha & Smt. Rachana Rajneesh Kokcha",
    "to": {
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      "label": "Purchaser"
    },
    "Purchaser": "Asu Nishikant Mandal",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "18348/2023"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1698213236594_INDEX.pdf",
  "path": "cases/65017884a8e9b70221e1f48f/
document_1698213236594_INDEX.pdf",
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"id": "562840",
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],
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"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
{
  "id": "875155",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Wed Sep 13 2023 14:23:24 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Asu Nishikanth Mandal",
  "phone": "9819260656",
  "ownershipShare": "",
  "email": "",
  "id": "601458"
}
],
"proposePurchasers": [
{
  "name": "Asu Nishikanth Mandal",
  "phone": "",
  "ownershipShare": "",
  "email": ""
}
],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "864557",
  "name": "Living Room",
  "length": "16.92",
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  "length2": "11",
  "width": "9.50",
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"width2": "6",
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"images": [],
"extraAreas": [],
"finalArea": "160.71"
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    "label": "Square Feet"
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  "name": "Dining",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "45.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "45.00"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.92",
  "length1": "11",
  "length2": "11",
  "width": "9.17",
  "width1": "9",
  "width2": "2",
  "totalArea": "109.24",
  "images": [],
  "extraAreas": [],
  "finalArea": "109.24"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```



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},
  "id": "3",
  "name": "Toilet",
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  "length1": "6",
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  "width1": "4",
  "width2": "1",
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  "images": [],
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    "label": "Square Feet"
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  "length": "",
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  "length2": "0",
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  "width2": "0",
  "totalArea": "72.00",
  "images": [],
  "finalArea": "72.00",
  "extraAreas": []
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{
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.50",
  "length1": "3",
  "length2": "6",
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  "width1": "4",
  "width2": "9",
  "totalArea": "16.62",
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"extraAreas": [],
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
  "totalArea": "32.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.00"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.92",
  "length1": "11",
  "length2": "11",
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  "width2": "00",
  "totalArea": "107.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "107.25"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
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"name": "Balcony",
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"width1": "9",
"width2": "9",
"totalArea": "26.81",
"images": [],
"extraAreas": [],
"finalArea": "26.81"
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Residency Co-Op. Hsg. Soc. Ltd., Indralok Phase II, Village - Navghar, Bhayandar
(East), Taluka - Thane, District - Thane, PIN - 401 105, State - Maharashtra, India",
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51.00\nTotal Carpet Area in Sq. Ft. = 619.49\n(Area as per actual site measurement) ",
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Name	Length	Width	Total
Composition :			
Living Room	16'11"	9'6"	160.71
Dining	6'00"	7'6"	45.00
Bedroom	11'11"	9'2"	109.24
Toilet	6'4"	4'1"	25.86
Kitchen	9'0"	8'0"	72.00
Passage	3'6"	4'9"	16.62
Toilet	8'00"	4'00"	32.00
Bedroom	11'11"	9'00"	107.25
Balcony	2'9"	9'9"	26.81
Balcony	3'0"	8'0"	24.00
Other Composition :			