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{
  "typeOfReport": {
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  "purposeOfValuation": {
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  "toAssess": {
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    },
    "type": "CREDITOFFICER",
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    "firstName": "SUNIL BHOSALE",
    "lastName": "BHOSALE",
    "mobileNo": "9004074579",
    "email": "sunil.bhosale@sbi.co.in",
    "workMobileNo": "9004074579"
  },
  "fees": {
    "type": "fixed",
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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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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "6273b00bafd7d55eddee5f69",
  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
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  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai
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  "label": "Residential"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
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"shortName": "SJ",
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},
"siteEngineer": {
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"_id": "63fc4680ce84bf289ba9c7fc",
"role": "SITEENGINEER",
"firstName": "Nikhil ",
"email": "valtechnical2022@gmail.com",
"lastName": "Sonawane",
"mobileNo": "9819470709",
"designation": "",
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"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Shobha",
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"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
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"maker": {
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{
"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
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"type": "EMPLOYEE",
"_id": "6084131a13f01f158c6ea1f3",
"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
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"title": {
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    "key": "country",
    "value": "India",
    "label": false
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    "value": "Golavali",
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    "value": "Thane",
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  "label": true
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  "label": false
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  "value": "A",
  "label": true
},
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "label": false
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"whetherCoveredUnderAnyState": {
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"south": "Chawl",
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"north": "24 M. DP Road (Survey No. 84, Hissa No. 9)",
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"east": "Survey No. 87"
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"unitBoundaries": {
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    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "As per approved plan, the composition of flat will be 1
Bedroom + Living Room + Kitchen + 2 Toilets. ",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. KDMC / TPD / BP /
27 Village / 2018-19 / 29 / 2015 Dated 03.10.2023 issued by Kalyan Dombivali
Minicipal Corporation.",
"approvePlanVerified": "N. A.",
"empanelledOfApprovePlan": "N. A."
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Golivli, Dombivli East",
  "rate": "52900",
  "landRate": "13200",
  "igrImage": "cases/653a0af1164a9341fb025d73/igr_1698474151794_Image.png",
  "squareMeterGuideLineRate": "58190.00",
  "squareFeetGuideLineRate": "5406.00"
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"igrFinalRate": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "10,500",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
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  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Building Under Construction",
  "floorSpaceIndex": "As per KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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  "negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "Building Under Construction"
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  "label": "Building Under Construction"
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  "label": "Under Construction"
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  "value": "Plain_Looking",
  "label": "Plain Looking"
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  "year": "2029",
  "fullDate": "1/1/2029"
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  "label": "Proposed R.C.C Framed Structure"
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  "label": "Proposed R.C.C. Foundation"
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  "label": "Building Under Construction"
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  "label": "Information Not Available"
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
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"value": "As_per_RERA_Certificate",
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"isSiteVisitAllowed": true,
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"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "4",
"noOfAmenityFloors": "",
"noOfFloors": "26",
"flatFloorNo": "20",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
"areaType": "Built Up",
"area": "465.30",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
},
"routeMapImg": "cases/653a0af1164a9341fb025d73/
routeMap_1698488912573_Image.png",
"routeLat": "19.206750",
"routeLng": "73.111833",
"stationName": "Dombivali",
"routeDistance": "3.3 Km."
},
"finalLatLng": {
"coordinates": [
null,
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],
"type": "Point"
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"finallatLng": true
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"locationMapImg": [
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{
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  "name": "pkr84",
  "image": "cases/653a0af1164a9341fb025d73/
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "4526100.00",
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  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "4526100.00"
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"underConstruction": {
  "rccFootingFoundation": {
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": true
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  "externalBrickWork": {
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    "isHideFloor": false,
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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}
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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  "status": false
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  "label": "Internal Painting",
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"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "status": false
},
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  "floorsCompleted": "",
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  "status": true
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},
"guidelineDetails": {
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  "selectedBuildUpValue": "465.30",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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    "orientation": "portrait"
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    "orientation": "portrait"
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externallmg_1698464585759_WhatsApp_Image_20231027_at_31507_PM_6.jpeg",
    "orientation": "landscape"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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},
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  "carpetRateRange": {
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    "max": "10998"
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  "builtUpRateRange": {
    "min": "8988",
    "max": "9999"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
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"finalValuationArea": "423.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
"_id": "653a0af1164a9341fb025d73",
"ownerName": "Ms. Priyanka Vijay Morankar Alias Mrs. Priyanka Bhushan Shirude & Mr. Bhushan Narayan Shirude",
"ownerPhoneNo": "9423466571",
"appAddress": "Flat no 2006,20floor,A-wing,Kalpeshwara Residency, Named Dhruhi,Golavali Village Dombivali East",
"remark": "",
"documents": [
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{
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    "label": "Agreement for sale"
  },
  "inputs": {
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    "from": {
      "value": "Promoter",
      "label": "Promoter"
    },
    "Promoter": "M/s. Kapleshwara Homes LLP",
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Ms. Priyanka Vijay Morankar Alias Mrs. Priyanka Bhushan Shirude &
Mr. Bhushan Narayan Shirude",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "7848/2023"
  },
  "isHardCopy": false,
  "displayStatus": true,
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IRUDE_AGREEMENT.pdf",
  "path": "cases/653a0af1164a9341fb025d73/document_1698487627024_document_
1698306669363_BHUSAN_SHIRUDE_AGREEMENT.pdf",
  "id": "363921",
  "uploadedBy": "60eebe33f3dd69653a5837ae",
  "createdAt": "Sat Oct 28 2023 15:37:07 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "12/09/2023",
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": "P51700049543"
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"id": "636147",
"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Sat Oct 28 2023 15:38:54 GMT+0530 (India Standard Time)"
},
{
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "03/10/2023",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KDMC / TPD / BP / 27 Village / 2018-19 / 29 / 2015 "
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1698487817160_3_Commencement_Certificates___NA_Order_for_plotted_development.pdf",
"path": "cases/653a0af1164a9341fb025d73/document_1698487817160_3_Commencement_Certificates___NA_Order_for_plotted_development.pdf",
"id": "446828",
"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Sat Oct 28 2023 15:40:17 GMT+0530 (India Standard Time)"
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    "label": "Approved Building Plan"
  },
}
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    "label": "Kalyan Dombivli Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "KDMC / TPD / BP / 27 Village / 2018-19 / 29 / 2015"
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"displayStatus": false,
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or_plotted_development.pdf",
"path": "cases/653a0af1164a9341fb025d73/document_1698487874895_7_Building
_Plan_Approval__NA_Order_for_plotted_development.pdf",
"id": "181178",
"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Sat Oct 28 2023 15:41:15 GMT+0530 (India Standard Time)"
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"caseHistory": [
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    "id": "827577",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Oct 26 2023 12:15:05 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Ms. Priyanka Vijay Morankar Alias Mrs. Priyanka Bhushan Shirude & Mr.
Bhushan Narayan Shirude",
    "phone": "9423466571",
    "ownershipShare": "",
    "email": "",
    "id": "211896"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
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      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "483227",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "423",
    "squareMeterArea": "39.3",
    "docFinalBuiltUp": "465.3",
    "docFinalBuiltUpSquareMeter": "43.23",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
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  {
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    "property": "Kalpeshwara Residency, Dombivli East",
    "area": "387",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "Middle",
    "source": "https://www.99acres.com/",
    "expectedPrice": "4151000",
    "expectedRate": "10726.10",
    "builtUpExpectedRate": "9751.00",
    "image": "cases/653a0af1164a9341fb025d73/
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    "squareMeter": "35.95",
    "id": "579948"
  },
  {
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  "area": "575",
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  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "Middle",
  "source": "https://www.99acres.com/",
  "expectedPrice": "5956000",
  "expectedRate": "10358.26",
  "builtUpExpectedRate": "9416.60",
  "image": "cases/653a0af1164a9341fb025d73/
indicator_1698473848890_Image.png",
  "squareMeter": "53.42",
  "id": "243077"
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{
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  "property": "Kalpeshwara Residency, Dombivli East",
  "area": "591",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "Middle",
  "source": "Housing.Com",
  "expectedPrice": "6500000",
  "expectedRate": "10998.31",
  "builtUpExpectedRate": "9998.46",
  "image": "cases/653a0af1164a9341fb025d73/
indicator_1698473904959_Image.png",
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  "id": "892335"
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{
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  "saleablePercentage": "0",
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"floor": "Middle",
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{
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  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "Middle",
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  "expectedPrice": "4518000",
  "expectedRate": "9886.21",
  "builtUpExpectedRate": "8987.47",
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  "id": "886580"
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    "path": "cases/653a0af1164a9341fb025d73/
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    "orientation": "landscape"
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    "path": "cases/653a0af1164a9341fb025d73/
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    "orientation": "portrait"
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    "orientation": "landscape"
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  "path": "cases/653a0af1164a9341fb025d73/
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],
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"processingDocuments": [
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    "filename": "1698476146984_1697100715004.xlsx",
    "path": "cases/653a0af1164a9341fb025d73/
processingDocuments/1698476146984_1697100715004.xlsx",
    "size": "358174",
    "createdAt": "Sat Oct 28 2023 12:25:47 GMT+0530 (India Standard Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
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    "filename": "1698489187557_1_Copy_of_the_legal_title_report.pdf",
    "path": "cases/653a0af1164a9341fb025d73/
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    "size": "2088931",
    "createdAt": "Sat Oct 28 2023 16:03:07 GMT+0530 (India Standard Time)",
    "uploadedBy": "60eebe33f3dd69653a5837ae"
  },
  {
    "originalname": "8 Building Plan Approval _ NA Order for plotted development.pdf",
    "filename": "1698489187672_8_Building_Plan_Approval__NA_Order_for_plotted_
development.pdf",
    "path": "cases/653a0af1164a9341fb025d73/processingDocuments/1698489187672
_8_Building_Plan_Approval__NA_Order_for_plotted_development.pdf",
    "size": "1065258",
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"createdAt": "Sat Oct 28 2023 16:03:07 GMT+0530 (India Standard Time)",
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},
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Residency, Davadi Naka, Kalyan Shilphata Road, Near Regency Anantam, Village -
Golavali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN - 421 201, State -
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