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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856bb03"
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    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231268",
    "firstName": "Amol Nalawade",
    "email": "0_default_nalawadeaa@svcbank.com",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-9819959485"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
  },
  "organization": {
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"name": "Thane",
"email": "thane@vastukala.com",
"phone": "1234567890",
"address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
},
"client": {
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  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "Ghatkopar (W) Branch",
  "email": ".",
  "mobileNo": "02225103366",
  "alternateMobileNo": "02225103377",
  "address": "Shop No 1-3,Ground Floor,Delite Palace CHS Plot No.71/7, Shop No.1-3,
Delite Palace CHS Ltd., M G Road, Mumbai, Maharashtra 400086",
  "ledgerName": null,
  "fax": null,
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "label": "Residential"
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"zone": {
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"staff": {
  "pickupPerson": {
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"_id": "64abdb2806d6ec174986d16b",
"role": "PICKUPPERSON",
"firstName": "Sahadu",
"email": "thoratsahadu8679@gmail.com",
"lastName": "Thorat",
"mobileNo": "9422389642",
"shortName": "ST",
"workWithDocumentMaker": ""
},
"siteEngineer": {
"type": "EMPLOYEE",
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"role": "SITEENGINEER",
"firstName": "Prashant ",
"email": "kasarprashant121@gmail.com",
"lastName": "Kasar",
"mobileNo": "9892524464",
"designation": "",
"shortName": "PK",
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"rateVerifier": {
"type": "EMPLOYEE",
"_id": "60f915d3f3dd69653a592199",
"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Shobha",
"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
"shortName": "SH",
"workWithDocumentMaker": "",
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profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
},
"maker": {
"type": "EMPLOYEE",
"_id": "627222afafd7d55eddeddd82",
"role": "FRONTDESK + MAKER",
"firstName": "Pratibha",
"email": "shilvanta_pratibha@yahoo.co.in",
"lastName": "Shilvantha",
"mobileNo": "9821518537",
"designation": ""
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    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
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    "workWithDocumentMaker": "",
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  },
  "valuers": [
    {
      "valuersRegistrationNumber": [
        {
          "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",
      "registrationNo": [
        {
          "title": {
            "value": "Wealth_Tax",
            "label": "Wealth Tax"
          },
          "_id": "6084131a13f01f158c6ea1f4",
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        }
      ]
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  ]
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  }
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"clientType": {
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  "label": "BANK"
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"location": {
  "latitude": "19.17616320753502",
  "longitude": "73.23109624799086"
},
"geo": {
  "type": "Point",
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"siteVisit": {
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  "schedule": [
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    {
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    {
      "dateTime": "2023-11-03T18:30:00.000Z",
      "remark": ""
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"visitedDate": [
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "key": "village",
    "value": "Belavali, ",
    "label": true
  },
  "floorNo": {
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    "key": "floorNo",
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  "key": "city",
  "value": "Badlapur (West)",
  "label": false
},
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "name": "Taluka",
  "key": "taluka",
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  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
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  "key": "buildingName",
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  "label": false
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"selectArea": {
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"label": true
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  "key": "street1",
  "value": "Kai. Mahadu Kanhu Patil Marg",
  "label": false
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"street2": {
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  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Ganesh Chowk",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
  "status": false,
  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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"oldSurveyNumber": {
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  "value": "9-A, Hissa No. 1/1/1 & Municipal House No. 632/13",
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"label": true
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"newSurveyNumber": {
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  "name": "New/Current Survey No.",
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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"CTSNo": {
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  "name": "CTS No.",
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "13",
  "label": false
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  "value": "",
  "label": true
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"khataNo": {
  "status": false,
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"name": "Khata No",
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"value": "",
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "value": "PIN Code - 401 503",
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  "key": "suburb",
  "value": "",
  "label": false
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}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door_with_M.S_Safety_door",
    "label": "Teak Wood Door frame with Solid flush door with M.S Safety 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": {
  "ownership": {
    "value": "sole_ownership",
    "label": "sole ownership"
  },
  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Kalyan Mahanagar Palika"
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"whetherCoveredUnderAnyState": {
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  "west": "Aaryavir Apartment",
  "south": "Manjarli New DP Road",
  "east": "Internal Road"
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"asPerDocumentAgreement": {
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  "west": "Detail not available",
  "south": "Detail not available",
  "east": "Detail not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Lobby",
    "south": "Staircase",
    "west": "Open Space"
  },
  "asPerDocument": {
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    "east": "Detail not available",
    "south": "Detail not available",
    "west": "Detail not available"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Building Completion Certificate is received, we assumed that the construction is as per approved plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "49.50000000000001",
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  "depreciatedCostOfConstruction": "4361.5",
  "depreciatedBuildingRate": "1161.4999999999998"
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"igrRate": {
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  "rate": "52700",
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  "squareMeterGuideLineRate": "52700.00",
  "squareFeetGuideLineRate": "4896.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0.00",
  "depreciationPercentage": "67",
  "rate": "3616.00",
  "squareFeetGuideLineRate": "3616.00",
  "squareMeterGuideLineRate": "38923.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Middle Class"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "4500.00",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1990",
    "fullDate": "1/1/1990"
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  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "qualityOfConstruction": {
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"value": "Good",
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"materialUsedList": {
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"buildingSpecification": {
"value": "Standard",
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
"value": "0",
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},
"systemOfAirConditioning": {
"value": "Information_not_available",
"label": "Information not available"
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"provisionOfFirefighting": {
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  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Building_Completion_Certificate",
  "label": "Building Completion Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "27",
"ageOfBuilding": "33",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "505.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/65460b3999ec7e6193dfd500/
routeMap_1699270700189_Image.png",
    "routeLat": "19.173924",
    "routeLng": "73.232698",
    "stationName": "Badlapur",
    "routeDistance": "1.3Km"
  },
  "finalLatLng": {
    "coordinates": [
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    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
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  {
    "id": "9pu29o",
    "name": "9pu29o",
    "image": "cases/65460b3999ec7e6193dfd500/
routeMap_1699270612549_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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"finaltotal": "2202810.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "2202810.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Tue Nov 07 2023 17:53:53 GMT+0530 (India Standard Time)",
  "number": "2303420",
  "dayCount": "20",
  "monthCount": "116",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
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    "status": false
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
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  "status": false
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  "status": false
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  "status": true
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      "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
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    "name": "Bedroom",
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      "name": "Kitchen",
      "path": "cases/65460b3999ec7e6193dfd500/
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      "name": "Passage",
      "path": "cases/65460b3999ec7e6193dfd500/
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      "orientation": "portrait"
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      "_id": "654885c4594ccb46f001507a",
      "name": "Passage",
      "path": "cases/65460b3999ec7e6193dfd500/
externallmg_1699251652151_WhatsApp_Image_20231106_at_114113_AM.jpeg",
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externallmg_1699251633613_WhatsApp_Image_20231106_at_114115_AM_1.jpeg",
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  "builtUpRateRange": {
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    "max": "5289"
  }
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    "isEditable": true
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}
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
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}
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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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  "value": "LEAD"
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"status": true,
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"ownerName": "Shri. Vijay Maroti Telang",
"ownerPhoneNo": "8879215497",
"fullAddress": "Residential Flat No. 13, 3rd Floor, Arya Sudha Co-Op. Hsg. Soc. Ltd.,
Ganesh Chowk, Kai. Mahadu Kanhu Patil Marg, Village - Belavali, , Taluka -
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Ambernath, District - Thane, Badlapur (West), PIN Code - 401 503, State - Maharashtra, India",

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 "label": "Agreement for sale"

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"inputs": {
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 "from": {
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 "label": "Transferor"

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"Transferor": "Shri. Murali Vishwanathan ",

"to": {
 "value": "transferee",
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"transferee": "Shri. Vijay Maroti Telang",

"number": {
 "value": "No",
 "label": "No"

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"No": "8970/2008"

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"fileName": "document_1699088780156_20220306081206.pdf"

},

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},

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 "nameOfApprovingAuthority": {
 "value": "Kalyan_Mahanagarपालिका",
 "label": "Kalyan Mahanagarपालिका"

},

"number": {

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    "label": "Society No Objection Letter"
  },
  "inputs": {
    "documentDate": "30/11/2008",
    "remark": "issued by rya Sudha Co-Op. Hsg. Soc. Ltd."
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/65460b3999ec7e6193dfd500/
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Mon Nov 06 2023 16:57:55 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Kalyan_Mahanagarpalika",
      "label": "Kalyan Mahanagarpalika"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KMC / NRV / BP / KBV / 4487-249"
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    "uploadedBy": "627222afafd7d55eddeddd82",
    "createdAt": "Mon Nov 06 2023 17:02:19 GMT+0530 (India Standard Time)"
  }
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  "label": "Retail"
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"caseNumber": "004886",
"createdBy": "627222afafd7d55eddeddd82",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Nov 04 2023 14:43:29 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
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    "phone": "8879215497",
    "ownershipShare": "",
    "email": "",
    "id": "922124"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "name": "Living Room",
    "length": "13.00",
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"finalArea": "156.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
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  "width2": "00",
  "totalArea": "70.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "70.00"
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    "label": "Square Feet"
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  "length1": "5",
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  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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  "label": "Square Feet"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Cupboard",
  "length": "4.00",
  "length1": "4",
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  "width2": "00",
  "totalArea": "16.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Bathroom",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "5.00",
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"width1": "5",
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"images": [],
"extraAreas": [],
"finalArea": "20.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "WC",
  "length": "",
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  "length2": "0",
  "width": "",
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  "width2": "0",
  "totalArea": "10.00",
  "images": [],
  "finalArea": "10.00",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
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  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "3.00",
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  "extraAreas": [],
  "finalArea": "3.00"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "5.00",
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  "width2": "0",
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  "images": [],
  "finalArea": "40.00",
  "extraAreas": []
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "46.92",
    "totalAreaDocument": "505",
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    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "149275"
  }
],
"images": [],
"indicatorArr": [
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    "property": "Kalyan Badlapur Road, Badlapur",
  }
]
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"area": "475",
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"expectedPrice": "2500000",
"expectedRate": "5263.16",
"builtUpExpectedRate": "0.00",
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},
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{
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},
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{
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Name	Length	Width	Total
Composition :			
Living Room	13'00"	12'00"	156.00
Kitchen	10'00"	7'00"	70.00
Balcony	5'00"	5'00"	25.00
Bedroom	9'00"	9'00"	81.00
Cupboard	4'00"	4'00"	16.00
Bathroom	4'00"	5'00"	20.00
WC	2'0"	5'0"	10.00
Passage	3'00"	1'00"	3.00
Passage	5'0"	8'0"	40.00
Other Composition :			