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{
  "typeOfReport": {
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    "RVDSValues": false
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  "toAssess": {
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
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    "firstName": "Sayali",
    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
  },
  "fees": {
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    "quotedAmount": ""
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"_id": "6418456a96b58848585f8cb2",
"name": "Thane",
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400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
},
"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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  "branchCode": "000355",
  "type": "BRANCH",
  "name": "RACPC Kalyan",
  "email": "cord.racpckalyan@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan
Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103 \n\n",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "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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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
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  "shortName": "VS",
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  "designation": ""
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"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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"title": {
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  "fatherName": "Baburao"
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"clientType": {
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  "value": "Kalyan (West)",
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  "label": false
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"landmark": {
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  "key": "landmark",
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Park, Near Wayale Nagar",
  "label": false
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  "value": "A",
  "label": true
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  "label": true
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  "label": true
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  "status": true,
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  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "key": "GUTNo",
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door with M.S Safety door"
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  "windows": {
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    "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 "
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}
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"populationClassList": {
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  "label": "Middle Class"
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
  "value": "Kalyan_Dombivali_Municipal_Corporation",
  "label": "Kalyan Dombivali Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "north": "Wing - B",
  "west": "Maatr Group / Saraswat Bank",
  "south": "Bhiwandi - Murbad Road",
  "east": "Oepn Plot"
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"asPerDocumentAgreement": {
  "north": "15 Meters wide D. P. Road & Surplus land of Survey No. 54",
  "west": "Boundaries of Village Kalyan & Gandhare",
  "south": "Bhiwandi - Murbad Road",
  "east": "Land bearing Survey No. 53 (P) & 54 (P)"
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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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"extraDetailOfProperty": "",
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  "empanelledOfApprovePlan": "N.A."
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "8028",
  "depreciatedBuildingRate": "2128"
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"igrRate": {
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  "rate": "75800",
  "landRate": "24000",
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  "squareMeterGuideLineRate": "79590.00",
  "squareFeetGuideLineRate": "7394.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "84",
  "rate": "6568.00",
  "squareFeetGuideLineRate": "6568.00",
  "squareMeterGuideLineRate": "70696.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Seller Occupied"
  },
  "monthlyRent": "20,500.00",
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  "meterCardHolderName": "Harish Shamjibhai Pithadia",
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2007",
    "fullDate": "1/1/2007"
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"value": "Residential",
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
},
"buildingSpecification": {
"value": "Standard",
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"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",
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},
"maintenanceOfTheBuilding": {
"value": "Good",
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},
"maintenanceIssues": {
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  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"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": "12",
"flatFloorNo": "9",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "1025.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
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    "label": "Railway Station"
  },
  "routeMapImg": "cases/65784fd19e3cbd4940aa1706/
routeMap_1703141759306_Image.png",
  "routeLat": "19.253526",
  "routeLng": "73.132329",
  "stationName": "Kalyan",
  "routeDistance": "2.4 Km"
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"finalLatLng": {
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  "type": "Point"
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"showLocation": {
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  "finallatlng": true
},
"locationMapImg": [
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    "id": "9p0j6h",
    "name": "9p0j6h",
    "image": "cases/65784fd19e3cbd4940aa1706/
routeMap_1703141415263_Image.png"
  }
]
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"valuation": {
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  "totalwardrobesRate": "0",
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  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalinteriorDecorationsRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "8228700.00",
"finalValue": "8228700.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"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",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
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},
"externalBrickWork": {
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  "isHideFloor": false,
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},
"internalPlastering": {
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  "isHideFloor": false,
  "status": false
},
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  "label": "External Plastering",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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  "label": "Internal Painting",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
  "label": "External Painting",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"guidelineDetails": {
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},
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      "path": "cases/65784fd19e3cbd4940aa1706/
externallmg_1702979913048_WhatsApp_Image_20231219_at_150225_1.jpeg",
      "orientation": "portrait"
    }
  ],
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  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Bedroom",
      "path": "cases/65784fd19e3cbd4940aa1706/
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      "orientation": "landscape"
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      "name": "Bedroom",
      "path": "cases/65784fd19e3cbd4940aa1706/
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      "orientation": "portrait"
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  ]
}
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  },
  {
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    "orientation": "landscape"
  },
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    "status": false,
    "_id": "6581694965d49d78457d53e3",
    "name": "Bedroom",
    "path": "cases/65784fd19e3cbd4940aa1706/
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    "orientation": "portrait"
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    "status": false,
    "_id": "6581694965d49d78457d53e2",
    "name": "Bedroom",
    "path": "cases/65784fd19e3cbd4940aa1706/
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    "orientation": "landscape"
  },
  {
    "status": false,
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    "name": "Bedroom",
    "path": "cases/65784fd19e3cbd4940aa1706/
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Bedroom",
    "path": "cases/65784fd19e3cbd4940aa1706/
externallmg_1702979913074_WhatsApp_Image_20231219_at_150225_9.jpeg",
    "orientation": "portrait"
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    "name": "Bedroom",
    "path": "cases/65784fd19e3cbd4940aa1706/
externallmg_1702979913070_WhatsApp_Image_20231219_at_150225_7.jpeg",
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    "path": "cases/65784fd19e3cbd4940aa1706/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6581694965d49d78457d53da",
    "name": "Bedroom",
    "path": "cases/65784fd19e3cbd4940aa1706/
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "6581694965d49d78457d53d9",
    "name": "Bedroom",
    "path": "cases/65784fd19e3cbd4940aa1706/
externallmg_1702979913052_WhatsApp_Image_20231219_at_150225_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6581694965d49d78457d53d8",
    "name": "Bedroom",
    "path": "cases/65784fd19e3cbd4940aa1706/
externallmg_1702979913048_WhatsApp_Image_20231219_at_150225_1.jpeg",
    "orientation": "portrait"
  }
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},
"indicatorRange": {
  "carpetRateRange": {
    "min": "8348",
    "max": "10645"
  },
  "builtUpRateRange": {
    "min": "7590",
    "max": "9678"
  }
}
},
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"detailsOfValuation": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": false
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    "isEditable": true
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    "isEditable": true
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    "estimatedValue": "0.00",
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"status": true,
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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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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"others": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
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"ownerName": "Mrs. Maya Satish Hingse & Smt. Shanta Ashok Gonjari",
"ownerPhoneNo": "9773756142",
"fullAddress": "Residential Flat No. 903, 9th Floor, Wing - A, Queensgate, Mohan Heights - I Co. - Op. Hsg. Soc. Ltd., Khadakpada, Opp. Golden Park, Near Wayale Nagar, Bhiwandi - Murbad Road, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "05/12/2023",
      "from": {
        "value": "Seller",
        "label": "Seller"
      }
    }
  }
]
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    },
    "Seller": "Mr. Harish Shamjibhai Pithadia & Mrs. Parul Harish Pithadia",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Mrs. Maya Satish Hingse & Smt. Shanta Ashok Gonjari",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "25133/2023"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "404626",
  "path": "cases/65784fd19e3cbd4940aa1706/
document_1702383539993_AGREEMENT_0001_4.pdf",
  "fileName": "document_1702383539993_AGREEMENT_0001_4.pdf"
},
{
  "documentType": {
    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "01/06/2005",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / BP / KV / 93 - 33"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "648551",
  "path": "cases/65784fd19e3cbd4940aa1706/
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  "fileName": "document_1702383553493_CC_0001.pdf"
},
{
  "documentType": {
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    "value": "60ae1267aa6d152c1801b380",
    "label": "Building Completion Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "not visible"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/65784fd19e3cbd4940aa1706/
document_1702986495089_269641.pdf",
  "fileName": "document_1702986495089_269641.pdf"
}
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  "label": "Retail"
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"caseNumber": "005573",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "144122",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Dec 12 2023 17:49:29 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Maya Satish Hingse & Smt. Shanta Ashok Gonjari",
    "phone": "9773756142",
    "ownershipShare": "",
    "email": "",
    "id": "777317"
  }
],
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"proposePurchasers": [],
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"composition": [
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      "label": "Square Feet"
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    "name": "Toilet",
    "length": "5.00",
    "length1": "5",
    "length2": "0",
    "width": "7.00",
    "width1": "7",
    "width2": "0",
    "totalArea": "35.00",
    "images": [],
    "finalArea": "35.00",
    "extraAreas": []
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      "label": "Square Feet"
    },
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    "name": "Bedroom",
    "length": "10.00",
    "length1": "10",
    "length2": "00",
    "width": "13.00",
    "width1": "13",
    "width2": "00",
    "totalArea": "130.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "130.00"
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "2",
    "name": "Balcony",
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"length": "13.00",
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"length2": "00",
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"width1": "4",
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"totalArea": "52.00",
"images": [],
"extraAreas": [],
"finalArea": "52.00"
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    "label": "Square Feet"
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  "name": "Passage",
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  "length1": "5",
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  "width1": "10",
  "width2": "0",
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  "images": [],
  "finalArea": "50.00",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
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  "images": [],
  "extraAreas": [],
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Cupboard",
  "length": "3.00",
  "length1": "3",
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  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "9.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "9.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "9.00",
  "length1": "9",
  "length2": "0",
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  "width1": "10",
  "width2": "0",
  "totalArea": "90.00",
  "images": [],
  "finalArea": "90.00",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Living Room",
  "length": "14.00",
  "length1": "14",
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"length2": "00",
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"width1": "10",
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"images": [],
"extraAreas": [],
"finalArea": "140.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Dining",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "70.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "70.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length1": "11",
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  "width1": "10",
  "width2": "0",
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  "extraAreas": []
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],
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  {  
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      "value": "Carpet"  
    },  
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      "value": "Store_Room"  
    },  
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      "label": "Square Feet"  
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    "length2": "00",  
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    "width1": "5",  
    "width2": "00",  
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    "finalArea": "25"  
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      "value": "Carpet"  
    },  
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      "value": "Flowered_Area"  
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      "label": "Square Feet"  
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    "length2": "00",  
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"extraAreas": [],
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"finalArea": "24"
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    "value": "Entrance"
  },
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    "label": "Square Feet"
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  "length2": "00",
  "length": "4.00",
  "width1": "4",
  "width2": "00",
  "width": "4.00",
  "totalArea": "16.00",
  "percentageBeforeTotal": "16.00",
  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "16"
}
],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
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  "totalAreaDocument": "1025",
  "squareMeterArea": "95.22",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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    "printlnReport": true,
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    "property": "Flat",
    "area": "1021",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Built_Up",
    "source": "Housing.Com",
    "expectedPrice": "9560000",
    "expectedRate": "9363.37",
    "builtUpExpectedRate": "0.00",
    "image": "cases/65784fd19e3cbd4940aa1706/
indicator_1703133440507_Image.png",
    "squareMeter": "94.85",
    "id": "864143"
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= 53.00\nFlowerbed Area in Sq. Ft. = 24.00",
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Name	Length	Width	Total
Composition :			
Toilet	5'0"	7'0"	35.00
Bedroom	10'00"	13'00"	130.00
Balcony	13'00"	4'00"	52.00
Passage	5'0"	10'0"	50.00
Toilet	4'00"	8'00"	32.00
Cupboard	3'00"	3'00"	9.00
Kitchen	9'0"	10'0"	90.00
Living Room	14'00"	10'00"	140.00
Dining	10'00"	7'00"	70.00
Bedroom	11'0"	10'0"	110.00
Other Composition :			
Store Room	5'00"	5'00"	25.00
Flowered Area	3'00"	8'00"	24.00
Entrance	4'00"	4'00"	16.00