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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64e070a689269b65237817b1",
    "firstName": "Nishi",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "8210872541",
    "email": "kalwa.navimumbai1@bankofindia.co.in"
  },
  "fees": {
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    "propertyValue": "3800000",
    "discussWithPerson": "Nishi",
    "expectedFees": 1900,
    "quotedAmount": "2500"
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "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": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b9de",
  "branchCode": "000030",
  "type": "BRANCH",
  "name": "Kalwa (West) Branch",
  "email": "kalwa.navimumbai@bankofindia.co.in",
  "mobileNo": "9892912470",
  "alternateMobileNo": "",
  "address": "Navjivan Appartment, 1st floor, Station Road, Kalwa(West), Dist Thane,
State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "value": "Land_ &_ Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60e2f4b16576061dae469446",
  "zoneName": "Navi Mumbai Zone"
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"staff": {
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  "_id": "6410199a140f140ffc59b58c",
  "role": "PICKUPPERSON",
  "firstName": "Prakash ",
  "email": "prakashnvetkoli@gmail.com",
  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/6410199a140f140ffc59b58c/
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  "lastName": "Vetkoli",
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"siteEngineer": {
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  "_id": "6572cc17d4a67a1d0041f807",
  "role": "SITEENGINEER",
  "firstName": "Laxmi ",
  "email": "wadkarlaxmi1009@gmail.com",
  "lastName": "Salvi (Wadkar)      ",
  "mobileNo": "7057004925",
  "designation": "Site Engg",
  "shortName": "LS",
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"rateVerifier": {
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
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    "designation": "Back Office Team Leader",
    "shortName": "BS",
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  },
  "maker": {
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    "role": "FRONTDESK",
    "firstName": "Pratibha",
    "email": "shilvanta_pratibha@yahoo.co.in",
    "lastName": "Shilvantha",
    "mobileNo": "9821518537",
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    "shortName": "PS",
    "workWithDocumentMaker": "60f915d3f3dd69653a592199",
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  "checker": {
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          "label": "Registered Valuer"
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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  {
    "title": {
      "label": "IBBI"
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    "_id": "60af80072ffdf65bcd658651",
    "number": "IBBI/RV/07/2018/10366"
  },
  {
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      "label": "FIIV"
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    "_id": "60af80072ffdf65bcd658652",
    "number": "CAT-I-F-1763"
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  {
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      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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  {
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    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "visitedDate": [
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "value": "Maharashtra",
    "label": true
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    "label": false
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    "label": true
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  "value": "Ambarnath (West)",
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  "label": true
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  "key": "taluka",
  "value": "Ambernath",
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"label": true
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  "label": false
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  "key": "street2",
  "value": "Kalyan - Badlapur Road",
  "label": false
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  "key": "landmark",
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  "label": false
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  "value": "C",
  "label": true
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  "status": false,
  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
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  "key": "hisNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "5399 to 5526, 5586 to 5597, 5685 to 5726",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "505",
  "label": false
},
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  "key": "municipalityWardNo",
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"value": "",
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 421 505",
  "label": false
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  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "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": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
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  "ownership": {
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    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Ambernath Municipal Council"
  },
  "whetherCoveredUnderAnyState": {
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"label": "No"
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  "west": "Building No. 3",
  "south": "Open Space",
  "east": "Building No. 2"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Building No. 2",
    "south": "Flat No. 506",
    "west": "Flat No. 504"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "& Terrace Area. ",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified..",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "1) At the time of site inspection we observed seepage & paint peeling on living & passage wall. 2) As per measured carpet area is 462 sq.ft and as per agreement built up area is 700 sq.ft including terrace area, Vast area difference between agreement BUA and measured carpet area, hence lower area considered for valuation purpose.",
  "depreciationPercentage": "18",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",

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"depreciatedCostOfConstruction": "5050",
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"igrRate": {
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  "squareMeterGuideLineRate": "56700.00",
  "squareFeetGuideLineRate": "5268.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "88",
  "rate": "4753.00",
  "squareMeterGuideLineRate": "51166.00",
  "squareFeetGuideLineRate": "4753.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A.",
  "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 AMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt /Covered parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2012",
    "fullDate": "1/1/2012"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
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  "typeOfFoundation": {
    "value": "rcc",
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"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
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  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"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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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "Information_not_available",
  "label": "Information not available"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Information not available"
},
"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_Possession_Letter",
  "label": "As per Possession Letter"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "48",
"ageOfBuilding": "12",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65c202996635d840ef5f8098/
routeMap_1707373769698_Image.png",
    "routeLat": "19.209210",
    "routeLng": "73.198224",
    "stationName": "Ambernath",
    "routeDistance": "2.4 Km"
  },
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  "finallatLng": true
},
"locationMapImg": [
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    "id": "psk59b",
    "name": "psk59b",
    "image": "cases/65c202996635d840ef5f8098/
routeMap_1707373621127_Image.png"
  }
],
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": []
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  "isEditable": true
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"MAKER": false,
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"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"NMZ/CrMD/SK//2019-20-113"
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"ownerPhoneNo": "9323764827",
"appAddress": "505, 5th flr., C Wing, Building no 3, Matoshri Nagar Complex, Kohoj
Khuntavali, Ambarnath west",
"remark": "",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Swapan Kumar Biswas & Mrs. Chaitali Swapan Biswas",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Samundar Singh Tanwar & Mrs. Chhigan Kanwar",
      "number": {
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  },
  {
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"label": "Amended Commencement Certificate"
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    "label": "Ambernath Municipal Council"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "ANP / NRV / BP / 2010 - 2011 / 314 / 181 / 21"
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"uploadedBy": "627222afafd7d55eddeddd82",
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  "inputs": {
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    "remark": " issued by Matoshree Shelters (I) Pvt. Ltd."
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    "label": "Possession Letter"
  },
  "inputs": {
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    "remark": " issued by Matoshree Shelters (I) Pvt. Ltd."
  }
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  }
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 06 2024 15:27:45 GMT+0530 (India Standard Time)"
  }
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    "phone": "9323764827",
    "ownershipShare": "",
    "email": "",
    "id": "196253"
  }
],
"proposePurchasers": [],
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"composition": [
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      "label": "Square Feet"
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    "length2": "0",
    "width": "",
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    "width2": "0",
    "totalArea": "130.00",
    "images": [],
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  "length1": "11",
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  "width2": "00",
  "totalArea": "77.00",
  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "16.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.00"
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    "label": "Square Feet"
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  "name": "Bedroom",
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"images": [],
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"finalArea": "110.00"
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    "label": "Square Feet"
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  "id": "5",
  "name": "Balcony",
  "length": "",
  "length1": "3",
  "length2": "0",
  "width": "",
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  "width2": "0",
  "totalArea": "18.00",
  "images": [],
  "finalArea": "18.00",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "21.00"
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  "name": "WC",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "10.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Passage",
  "length": "5.00",
  "length1": "5",
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  "width": "1.00",
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  "width2": "0",
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}
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"otherComposition": [
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  },
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
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  "note": "value not showing (Task Reopen)",
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  "workType": "CHECKER",
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  "status": true,
  "_id": "65c485ffd93fe4510d456892",
  "note": "Pending for approved plan. Area deviation -agreement BUA 700 sq.ft and
measured carpet area is 462 sq.ft",
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  "createdAt": "2024-02-08T07:42:55.020Z"
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  "createdBy": {
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
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  },
  "workType": "RATE_VERIFY",
  "display": true,
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"status": true,
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  "createdBy": {
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
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  "status": true,
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  "note": "value change (Task Reopen)",
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
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  "status": true,
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
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    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
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  "workType": "MAKER",
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"createdAt": "2024-02-06T09:57:45.528Z",
"updatedAt": "2024-02-28T11:52:23.333Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 505, 5th Floor, Building No 3, Wing - C, Matoshree
Nagar Complex, Near Wimco Naka Wimco Colony, Plot No. N A 26, Gaon Deve Road,
Kalyan - Badlapur Road, Village - Kohoj - Khuntavali, Taluka - Ambarnath, District -
Thane, Ambarnath (West), PIN Code - 421 505, State - Maharashtra, India",
"updatedBy": "627222afafd7d55eddeddd82",
"addressForMap": "",
"caseReferredBy": "6410199a140f140ffc59b58c",
"contactPersonName": "Mr. Samundar Singh Tanwar ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9323764827",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Balcony + Bathroom
+ WC + 2 Passage",
"carpetTotal": "390.00",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "50.00",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "50.00",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "508.20",
"finalCarpetArea": "462.00",
```

```

"finalSalableArea": "559.02",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "Total Built Up Area in Sq. Ft. = 700.00\n(As Per Area Agreement for sale)\nCarpet Area in Sq. Ft. = 620.00\nOpen Terrace Area in Sq. Ft. = 80.00\n",
"siteMeasurementRemark": "Carpet area in Sq. Ft. = 428.00\nBalcony area in Sq. Ft. = 34.00",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "actual site measurement",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalSaleablePercentage": "10",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 462.00",
"buildingServicesRate": "2500",
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"landOtherRate": "3000",
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  "roadFacing": false,
  "mall": false
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"landDetails": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
}
"reportGeneratedDate": "Fri Feb 09 2024 12:16:24 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-02-07"
}

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Name	Length	Width	Total
Composition :			

Living Room	13'0"	10'0"	130.00
Kitchen	11'00"	7'00"	77.00
Balcony	4'00"	4'00"	16.00
Bedroom	11'00"	10'00"	110.00
Balcony	3'0"	6'0"	18.00
Bathroom	3'00"	7'00"	21.00
WC	2'00"	5'00"	10.00
Passage	5'0"	1'0"	5.00
Passage	5'00"	5'00"	25.00
Other Composition :			
Terrace Area	5'00"	10'00"	50.00