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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
    "value": "Direct",
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  "purposeOfValuation": {
    "value": "Housing_Loan",
    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64bb68afa87c525d5c04ab8b",
    "firstName": "Sayali",
    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
  },
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    "quotedAmount": ""
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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": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856bb63",
  "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": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {
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  "_id": "656aa949cebbe1714411d21b",
  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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  "_id": "642bad2b91d7c62df117fef2",
  "role": "SITEENGINEER",
  "firstName": "Abhiraj",
  "email": "abhishekharijan@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8369839430",
  "designation": "",
  "shortName": "AH",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
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    "lastName": "Sarmalkar",
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    "shortName": "VS",
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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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          "_id": "60af80072ffdf65bcd658651",
          "number": "IBBI/RV/07/2018/10366"
        }
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        "title": {
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    "label": "FIIV"
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  "_id": "60af80072ffdf65bcd658652",
  "number": "CAT-I-F-1763"
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{
  "title": {
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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    "label": "Registered Valuer"
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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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  "label": "BANK"
},
"location": {
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  "longitude": "73.72245656174509"
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  "schedule": [],
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      "remark": "MANUAL_IN_TASK"
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  ]
},
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    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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  "name": "Taluka",
  "key": "taluka",
  "value": "Mulshi",
  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Near Joyville Project",
  "label": false
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"wing": {
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  "name": "Wing",
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"label": false
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"suburb": {
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  "value": "",
  "label": false
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    "label": "Proposed RCC SLab"
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring"
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  "finishing": {
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    "label": "Proposed Cement Plastering"
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    "label": "Middle Class"
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Pune Metropolitan Reginal Development Authority"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Internal Road / Shivraj Washing Center",
  "west": "Pathak Road",
  "south": "Open Plot",
  "east": "Open Plot"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "east": "Details not available",
    "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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  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.BMU / CR. No.
1670 / 2022 - 2023 / Mouza - Maan / S. No. 47 /1 /A P Dated 13.12.2023",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
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"unauthorizedConstruction": ""
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"compositeRate": {
  "remark": "At the time of visit, internal inspection of the property not allowed. The
details about the work progress status has been provided by Sales Person Ms.
Poornima.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "44100",
  "landRate": "4680",
  "igrImage": "cases/65d976bbdf99cf0e735e77df/igr_1709193832735_Image.png",
  "squareMeterGuideLineRate": "48510.00",
  "squareFeetGuideLineRate": "4507.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "44100.00",
  "squareMeterGuideLineRate": "48510.00",
  "squareFeetGuideLineRate": "4507.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per PMRDA norms",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "Proposed_R.C.C._Slab",
    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Along with 1 Covered Car Parking",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2025",
    "fullDate": "1/1/2025"
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  "planningArea": {
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"value": "Residential",
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"typeOfFoundation": {
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"label": "Proposed R.C.C. Foundation"
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"materialUsedList": {
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"label": "Building Under Construction"
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"value": "Proposed_Standard",
"label": "Proposed Standard"
},
"structuralSafety": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "Proposed_Connected_to_Municipal_Sewerage_System_",
"label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "15",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "797.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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    "value": "Railway_Station",
    "label": "Railway Station"
  },
  "routeMapImg": "cases/65d976bbdf99cf0e735e77df/
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  "routeLat": "18.574139",
  "routeLng": "73.723083",
  "stationName": "Akurdi",
  "routeDistance": "12.3 Km"
},
"finalLatLng": {
  "coordinates": [
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    null
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
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    "id": "rboyip",
    "name": "rboyip",
    "image": "cases/65d976bbdf99cf0e735e77df/
routeMap_1709192464431_Image.png"
  }
]
},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "7032500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "7032500.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu Feb 29 2024 15:10:56 GMT+0530 (India Standard Time)",
  "number": "2305233",
  "dayCount": "12",
  "monthCount": "455",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "status": true
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    "isHideFloor": false,
    "status": true
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  "floorsCompleted": "",
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  "status": true
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"compositionImages": []
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  }
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "status": true,
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  "ratePerUnit": "0.00",
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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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  "value": "LEAD"
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"status": true,
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"ownerName": "Chandradev Prasad Singh & Vinita Chandradev Singh",
"ownerPhoneNo": "8108155121",
"fullAddress": "Residential Flat No. 1502, 15th Floor, Building No 2, Sportsville, Near
Joyville Project, Village - Maan, Taluka - Mulshi, District - Pune, PIN Code - 411 057,
State - Maharashtra, India",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "amount": "6729730",
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        "label": "Promoter"
      },
      "Promoter": "Yellowstone Skyscrapers LLP",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Chandradev Prasad Singh & Vinita Chandradev Singh",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "1453/2024"
    },
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    "displayStatus": true,
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"label": "RERA Certificate"
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"inputs": {
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"value": "Maharashtra_Real_Estate_Regulatory_Authority",
"label": "Maharashtra Real Estate Regulatory Authority"
},
"number": {
"value": "No",
"label": "No"
},
"No": "P52100029650"
},
"isHardCopy": false,
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"fileName": "document_1708750505841_RERA_0001.pdf"
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"value": "60ae1247aa6d152c1801b2ea",
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"inputs": {
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"nameOfApprovingAuthority": {
"value": "Pune_Metropolitan_Regional_Development_Authority",
"label": "Pune Metropolitan Regional Development Authority"
},
"remark": "(Download from RERA Site).",
"number": {
"value": "No",
"label": "No"
},
"No": "DP / BMU / Village - Maan / S. No. 47 / A / P. K. 1109 / 2021 - 2022"
},
}
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    "label": "Approved Building Plan"
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  "inputs": {
    "documentDate": "13/12/2023",
    "nameOfApprovingAuthority": {
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      "label": "Pune Metropolitan Regional Development Authority"
    },
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    "number": {
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      "label": "No"
    }
  },
  "No": "BMU / CR. No. 1670 / 2022 - 2023 / Mouza - Maan / S. No. 47 /1 /A P"
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"fileName": "document_1709190917953_1709115633677_Plan.pdf"
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    "label": "Demand Letter"
  },
  "inputs": {
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    "remark": "issued by Yellowstone Skyscrapers LLP - Maan",
    "number": {
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      "label": "Document No"
    }
  },
  "Document_No": "DL - TCSPORTV-KGTITANT - 2023 - 2024-353"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Feb 24 2024 10:25:23 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Chandradev Prasad Singh & Vinita Chandradev Singh",
    "phone": "8108155121",
    "ownershipShare": "",
    "email": "",
    "id": "317773"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "label": "Agreement for sale"
    }
  },
  "docMeasurementType": {
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    "value": "Square_Feet",
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  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "725",
  "squareMeterArea": "67.35",
  "docFinalBuiltUp": "797.5",
  "docFinalBuiltUpSquareMeter": "74.085",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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    "id": "463248"
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"expectedRate": "9103.45",
"builtUpExpectedRate": "8275.86",
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"builtUpPercentage": "10",
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"expectedPrice": "6729714",
"expectedRate": "10663.64",
"builtUpExpectedRate": "9694.20",
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    "orientation": "landscape"
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  },
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Composition :

Other
Composition :
