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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": false,
    "proportionateValue": false
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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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    },
    "type": "CREDITOFFICER",
    "_id": "64bb68afa87c525d5c04ab8b",
    "firstName": "Sayali",
    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
  },
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  "_id": "6418456a96b58848585f8cb2",
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  "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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  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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"pickupPerson": {
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  "_id": "6410199a140f140ffc59b58c",
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  "firstName": "Prakash ",
  "email": "prakashnvetkoli@gmail.com",
  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/6410199a140f140ffc59b58c/
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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",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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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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"maker": {
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
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  "lastName": "Kuperkar",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    ]
  },
  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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  }
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    "title": {
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    "number": "AM161706-3"
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    "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"clientType": {
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  "label": "BANK"
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"location": {
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  "coordinates": [
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  "schedule": [],
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      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "status": true,
    "name": "Country",
    "key": "country",
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    "label": false
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    "value": "Katrap",
    "label": true
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  "key": "buildingNo",
  "value": "H - 15",
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Badlapur (East)",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "name": "Taluka",
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  "label": true
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"value": "",
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  "value": "Kalp City Building No. H 15, 16 & 17 Co.-Op. Hsg. Soc. Ltd.",
  "label": false
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  "value": "",
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  "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Near Panvel Highway",
  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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  "key": "oldSurveyNumber",
  "value": "",
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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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": "suburb",
    "value": "",
    "label": false
  }
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"flatSpecifications": {
  "roof": {
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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, Flush doors shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "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 + POP Finish"
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"populationGroupList": {
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"townplanApprovedByList": {
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  "label": "Kulgaon Badlapur Municipal Council"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Open Plot",
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  "east": "H - 10 Building"
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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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"unitBoundaries": {
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    "east": "Lobby",
    "south": "H-16 Building",
    "west": "Open Plot"
  },
  "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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  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": ""
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "6337.5",
  "depreciatedBuildingRate": "2237.5"
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "55400",
  "landRate": "9830",
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  "squareMeterGuideLineRate": "58170.00",
  "squareFeetGuideLineRate": "5404.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "93",
  "rate": "5090.00",
  "squareFeetGuideLineRate": "5090.00",
  "squareMeterGuideLineRate": "54786.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Seller Occupied"
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  "monthlyRent": "N.A.",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per KBNP norms",
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"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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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"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
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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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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"label": "Good"
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"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,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "763.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
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"routeMapImg": "cases/65eedc3857bdc098a99c1af/
routeMap_1710244282674_Image.png",
"routeLat": "19.173031",
"routeLng": "73.222563",
"stationName": "Badlapur",
"routeDistance": "2.1 Km"
},
"finalLatLng": {
  "coordinates": [
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    null
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
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"locationMapImg": [
  {
    "id": "4lbfcq",
    "name": "4lbfcq",
    "image": "cases/65eedc3857bdc098a99c1af/
routeMap_1710244110823_Image.png"
  }
]
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4030968.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4030968.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
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"flooringTilingKitchenPlatform": {
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"externalPainting": {
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"passageStaircaseLobbyDevelopment": {
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      "orientation": "portrait"
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      "orientation": "portrait"
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  ],
}
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/65eedc3857bdc098a99c1af/
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    "orientation": "portrait"
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    "status": false,
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    "name":
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    "path": "cases/65eedc3857bdc098a99c1af/
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    "orientation": "portrait"
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externallmg_1710231636251_WhatsApp_Image_20240312_at_133833.jpeg",
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"societyNameBoardImage": [],
"compositionImages": []
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    "min": "5038",
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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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  "interiorDecorations": {
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"ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "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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"isSiteMeasurementAllowed": true,
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"empanelmentNo": [
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  "SME/TCC/221/13"
],
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"status": true,
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"invoices": [],
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"ownerName": "Mr. Amit Ramkumar Shukla ",
"ownerPhoneNo": "8208299695",
"fullAddress": "Residential Flat No. 604, 6th Floor, Building No H - 15, Kalp City
Building No. H 15, 16 & 17 Co.-Op. Hsg. Soc. Ltd., Kalp City, Near Panvel Highway,
Village - Katrap, Taluka - Ambernath, District - Thane, Badlapur (East), PIN Code - 421
503, State - Maharashtra, India",
"remark": "",
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      "label": "Agreement for sale"
    }
  },
  "inputs": {
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"documentDate": "27/02/2024",
"from": {
  "value": "Vendor",
  "label": "Vendor"
},
"Vendor": "Mr. Rahul Vitthal Badve & Mrs. Anuja Rahul Badve",
"to": {
  "value": "purchaser",
  "label": "purchaser"
},
"purchaser": "Mr. Amit Ramkumar Shukla ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "2861/2024"
},
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document_1710157215847_AGREEMENT_0001.pdf",
"fileName": "document_1710157215847_AGREEMENT_0001.pdf"
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{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Kulgaon_Badlapur_Municipal_Council",
      "label": "Kulgaon Badlapur Municipal Council"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KBNP / NRV / 5725 / 2017-2018"
  },
  "isHardCopy": false,
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  "id": "253010",
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{
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Kulgaon Badlapur Municipal Council"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KBNP / NRV / BP / 2540"
},
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"createdAt": "Tue Mar 12 2024 17:01:29 GMT+0530 (India Standard Time)"
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{
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    "label": "Maintenance Bill"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "SOCIETY"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "864"
},
"isHardCopy": false,
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    "id": "683004",
    "uploadedBy": "627222afafd7d55eddeddd82",
    "createdAt": "Tue Mar 12 2024 17:02:45 GMT+0530 (India Standard Time)"
  }
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  "label": "Retail"
},
"caseNumber": "007599",
"createdBy": "6410199a140f140ffc59b58c",
"caseHistory": [
  {
    "id": "367015",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Mar 11 2024 17:10:51 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Amit Ramkumar Shukla ",
    "phone": "8208299695",
    "ownershipShare": "",
    "email": "",
    "id": "990470"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "583896",
    "name": "Living Room",
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    "length1": "9",
    "length2": "00",
    "width": "14.00",
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"width2": "00",
"totalArea": "126.00",
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"extraAreas": [],
"finalArea": "126.00"
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  "name": "Bedroom",
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  "length1": "15",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "105.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "105.00"
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    "label": "Square Feet"
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  "length1": "7",
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  "width2": "00",
  "totalArea": "77.00",
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  "finalArea": "77.00"
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  "width2": "0",
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  "images": [],
  "finalArea": "56.00",
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
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  "width1": "7",
  "width2": "00",
  "totalArea": "28.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Balcony",
  "length": "3.00",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	9'00"	14'00"	126.00
Bedroom	15'00"	7'00"	105.00
Bedroom	7'00"	11'00"	77.00
Kitchen	14'0"	4'0"	56.00
Balcony	4'00"	7'00"	28.00
Balcony	3'00"	5'00"	15.00
Balcony	4'00"	5'00"	20.00
Balcony	5'00"	6'00"	30.00
Toilet	4'00"	6'00"	24.00
Toilet	3'00"	9'00"	27.00
Passage	7'00"	1'00"	7.00
Passage	5'0"	6'0"	30.00
Passage	3'00"	7'00"	21.00
Other Composition :			
Dry Balcony	19'00"	1'00"	19.00