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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "purposeOfValuation": {
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    "type": "CREDITOFFICER",
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    "firstName": "Tanaji ",
    "lastName": "Khapre",
    "mobileNo": "",
    "workMobileNo": "7588090679",
    "email": "bmthan3253@centralbank.co.in"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "type": "BANK",
  "name": "Central Bank of India",
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  "initial": "CBI",
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  "status": true
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  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Sai Riddhi Complex, 1st Floor, Opp New Post Office, Mira Road Railway
Station, Thane"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"mobileNo": "7499830659",
"shortName": "Amit",
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"email": "anwar21786@gmail.com",
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"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
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      "remark": "MANUAL_IN_TASK"
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  "value": "",
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  "key": "landmark",
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  "label": true
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  "label": true
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  "label": true
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    "key": "suburb",
    "value": "Mira Road (East)",
    "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows_with_M._S._Grills",
    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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  "label": "Mira Bhayander Municipal Corporation"
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  "label": "No"
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  "north": "Wing - A",
  "west": "Joggers Park ",
  "south": "Railway Station Road ",
  "east": "Savita Enclave "
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "south": "",
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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on 4th floor is internally merged having single entrances. Both the flats can be easily
demarcated.",
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"dateOfIssusApprovePlan": "As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of inspection, we found that Flat No. 403 & 404 on 4th floor is internally merged having single entrances. Both the flats can be easily demarcated. The said valuation is only for Flat No. 404. For the purpose of valuation, we have considered the area as per Agreement for Sale of Flat No. 404.",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "16362.5",
  "depreciatedBuildingRate": "1862.5"
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"igrRate": {
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  "rate": "94500",
  "landRate": "36400",
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  "squareMeterGuideLineRate": "94500.00",
  "squareFeetGuideLineRate": "8779.00"
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"igrFinalRate": {
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  "depreciationPercentage": "122",
  "rate": "9967.00",
  "squareFeetGuideLineRate": "9967.00",
  "squareMeterGuideLineRate": "107282.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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"value": "Owner_Occupied",
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MBMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"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"
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  "carParking": "Open / Covered Car Parking Space ",
  "constructionWorkStatus": {
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    "label": "Completed"
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"label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
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  "fullDate": "1/1/2007"
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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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  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"label": "Yes"
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "43",
"ageOfBuilding": "17",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
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"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "464.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6645d8d39ab4ee3f0518a533/
routeMap_1716005530163_Image.png",
    "routeLat": "19.274611",
    "routeLng": "72.859111",
    "stationName": "Mira Road ",
    "routeDistance": "950 Mtrs. "
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
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      "name": "zjkj8r",
      "image": "cases/6645d8d39ab4ee3f0518a533/
routeMap_1716005445373_Image.png"
    }
  ]
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"valuation": {
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"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "6332481.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "6332481.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
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    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
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"isHideFloor": false,
"status": false
},
"fullBuildingRcc": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "External Brick Work",
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  "isHideFloor": false,
  "status": false
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"window": {
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"label": "Window",
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"isHideFloor": false,
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"flooringTilingKitchenPlatform": {
"label": "Flooring, Tiling, Kitchen Platform",
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"label": "Internal Painting",
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"isHideFloor": false,
"status": false
},
"externalPainting": {
"label": "External Painting",
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"floorsCompleted": "",
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"label": "Lift Installation",
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"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,

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"status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "464.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
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"externalImg_1715940754706_WhatsApp_Image_20240517_at_150034.jpeg",
      "path": "cases/6645d8d39ab4ee3f0518a533/
externalImg_1715940754706_WhatsApp_Image_20240517_at_150034.jpeg",
      "orientation": "portrait"
    }
  ],
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  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Living Room",
      "path": "cases/6645d8d39ab4ee3f0518a533/
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      "orientation": "landscape"
    }
  ]
}
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    },
    {
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      "name": "Living Room",
      "path": "cases/6645d8d39ab4ee3f0518a533/
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      "orientation": "portrait"
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      "name": "Living Room",
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      "name": "Living Room",
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      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "66472d86beacf042d5549888",
      "name": "Living Room",
      "path": "cases/6645d8d39ab4ee3f0518a533/
externallmg_1715940742559_WhatsApp_Image_20240517_at_150032_1.jpeg",
      "orientation": "landscape"
    },
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      "status": false,
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      "name": "Living Room",
      "path": "cases/6645d8d39ab4ee3f0518a533/
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```

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    "status": false,
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    "name": "Living Room",
    "path": "cases/6645d8d39ab4ee3f0518a533/
externallmg_1715940754726_WhatsApp_Image_20240517_at_150036_2.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "66472d92beacf042d55498c3",
    "name": "Living Room",
    "path": "cases/6645d8d39ab4ee3f0518a533/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/6645d8d39ab4ee3f0518a533/
externallmg_1715940754687_WhatsApp_Image_20240517_at_150032.jpeg",
    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
    "min": "16250.00",
    "max": "20250.00"
  },
  "builtUpRateRange": {
    "min": "13542.00",
    "max": "16875.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"kitchenArrangements": {
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  "ratePerUnit": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
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"title": "Electricity deposits / electrical fittings, etc",
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"status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
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"PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
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  "value": "LEAD"
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"finalValuationArea": "387.00",
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"status": true,
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"invoices": [],
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"_id": "6645d8d39ab4ee3f0518a533",
"ownerName": "Mr. Rajanikant Sakharam Sankhe & Mrs. Trupti Rajanikant Sankhe",
"ownerPhoneNo": "9773198847",
"appAddress": "FLAT NO 404 B WING SHREEPATI 4 KANUNGO CHS LTD ROYAL
COMPLEX POONAM SAGAR COMPLEX PENKARPADA VILLAGE MIRA ROAD
EAST THANE 401107",
"remark": "",
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  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "31/12/2012",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Kamlesh C. Karmavat & Mrs. Hema Kamlesh Karmavat ",
      "to": {
        "value": "Transferee",
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    "label": "Transferee"
  },
  "Transferee": "Mr. Rajanikant Sakharam Sankhe & Mrs. Trupti Rajanikant Sankhe",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "358 / 2013"
},
"isHardCopy": false,
"displayStatus": true,
"id": "167779",
"path": "cases/6645d8d39ab4ee3f0518a533/
document_1715853437645_1715853270369_Rajnikant_Sankhe_Agreement.pdf",
"fileName":
"document_1715853437645_1715853270369_Rajnikant_Sankhe_Agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "29/03/2007",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MNP / NR / 4221 / 0217"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1715947167206_Agreement.pdf",
  "path": "cases/6645d8d39ab4ee3f0518a533/
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  "id": "297111",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri May 17 2024 17:29:28 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "20/03/2004",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MB / MNP / NR / 286 / 3654 / 2003-04"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1715947256894_Agreement.pdf",
  "path": "cases/6645d8d39ab4ee3f0518a533/
document_1715947256894_Agreement.pdf",
  "id": "347055",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri May 17 2024 17:30:57 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "008758",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "229024",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu May 16 2024 15:28:43 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rajanikant Sakharam Sankhe & Mrs. Trupti Rajanikant Sankhe",
    "phone": "9773198847",
    "ownershipShare": "",
    "email": "",
    "id": "197304"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "883217",
  "name": "Living Room",
  "length": "14.67",
  "length1": "14",
  "length2": "8",
  "width": "9.92",
  "width1": "9",
  "width2": "11",
  "totalArea": "145.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "145.44"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Toilet",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "34.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.92"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
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  "length": "2.67",
  "length1": "2",
  "length2": "8",
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"width": "6.42",
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"width2": "5",
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      "label": "Square Feet"
    },
    "_id": "66474b0e8a65804291e94351",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "8.00",
    "length1": "8",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "8.00"
  }
],
"finalArea": "25.11"
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    "label": "Square Feet"
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  "id": "3",
  "name": "Kitchen",
  "length": "61.00",
  "length1": "61",
  "length2": "00",
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  "width2": "00",
  "totalArea": "61.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "61.00"
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{
  "measurementType": {
    "value": "Square_Feet",
```

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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "9.50",
  "length1": "9",
  "length2": "6",
  "width": "14.92",
  "width1": "14",
  "width2": "11",
  "totalArea": "141.71",
  "images": [],
  "extraAreas": [],
  "finalArea": "141.71"
}
],
"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "22.00",
    "length1": "22",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "22.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "22",
    "percentageBeforeTotal": "22.00",
    "percentage": "100"
  },
  {
    "toBeAdded": {
```

```
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Cupboard",
    "value": "Cupboard"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "3.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "3.67",
  "percentageBeforeTotal": "3.67",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "length": "24.00",
  "length1": "24",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "24.00",
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"images": [],
"extraAreas": [],
"finalArea": "24",
"percentageBeforeTotal": "24.00",
"percentage": "100"
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],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "35.95",
  "totalAreaDocument": "387",
  "docBultupPercentage": "20",
  "docFinalBultUp": "464.40",
  "docFinalBultUpSquareMeter": "43.14",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "189211"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "400.00",
    "squareMeterArea": "37.16",
    "expectedRate": "20250.00",
    "percentage": ""
  },
  "bultUpArea": {
    "area": "480.00",
    "squareMeterArea": "44.59",
    "expectedRate": "16875.00",
    "percentage": "20"
  },
  "saleableArea": {
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"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Residential Flat",
"area": "400",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "8100000",
"expectedRate": "20250.00",
"builtUpExpectedRate": "16875.00",
"image": "cases/6645d8d39ab4ee3f0518a533/
indicator_1716008048943_Image.png",
"squareMeter": "37.16",
"id": "876725"
},
{
"carpetArea": {
"area": "415.00",
"squareMeterArea": "38.55",
"expectedRate": "17831.33",
"percentage": ""
},
"builtUpArea": {
"area": "498.00",
"squareMeterArea": "46.27",
"expectedRate": "14859.44",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "664836a8beacf042d554ca32",
"property": "Residential Flat",
"area": "415",
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"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
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"expectedPrice": "7400000",
"expectedRate": "17831.33",
"builtUpExpectedRate": "14859.44",
"image": "cases/6645d8d39ab4ee3f0518a533/
indicator_1716008094639_Image.png",
"squareMeter": "38.55",
"id": "546090"
},
{
  "carpetArea": {
    "area": "400",
    "squareMeterArea": "37.16",
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    "percentage": ""
  },
  "builtUpArea": {
    "area": "480.00",
    "squareMeterArea": "44.59",
    "expectedRate": "13541.67",
    "percentage": ""
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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Mira Road (East), Taluka - Thane , District - Thane , PIN - 401 107, State -
Maharashtra, Country - India",
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"email": "",
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Ft. = 22.00\nCupboard Area in Sq. Ft. = 4.00\nFlower Bed Area in Sq. Ft. = 24.00\n\n",
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Name	Length	Width	Total
Composition :			
Living Room	14'8"	9'11"	145.44
Toilet	3'11"	8'11"	34.92
Passage	2'8"	6'5"	17.11
Kitchen	6'1'00"	1'00"	61.00
Bedroom	9'6"	14'11"	141.71
Other Composition :			
Dry Balcony Area	22'00"	1'00"	22.00
Cupboard	3'8"	1'00"	3.67
Flower Bed Area	24'00"	1'00"	24.00