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{
  "typeOfReport": {
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    "RVDSValues": false,
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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    "_id": "64bb68afa87c525d5c04ab8b",
    "firstName": "Sayali",
    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
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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"
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"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": {
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  "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": "",
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  "label": "Land & Building / Immovable Property"
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"staff": {
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  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdfc2",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "email": "shilvanta_pratibha@yahoo.co.in",
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        "label": "Registered Valuer"
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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"marketAnalysisAndRemark": {
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    "key": "country",
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  "label": true
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  "value": "Thane",
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  "value": "Kalyan (West)",
  "label": false
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  "label": false
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Near Telawane Hospital, Kasbe, Bhartacharya Vaidya Chowk, Ghodekhot
Ali",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
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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": "Partly Marble Flooring and Partly Kota Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door with M.S Safety door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Open plumbing with C.P. fittings. Casing Capping wiring"
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  }
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  "label": "Kalyan Dombivali Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "north": "Mangal Asha CHSL",
  "west": "Shree Niwas CHSL",
  "south": "Internal Road",
  "east": "Chawls"
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    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "east": "Details not available",
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    "west": "Details not available"
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  "documentsBuildingBoundaries": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "7600",
  "depreciatedBuildingRate": "1600"
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"igrRate": {
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  "rate": "57300",
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  "squareMeterGuideLineRate": "54435.00",
  "squareFeetGuideLineRate": "5057.00"
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"igrFinalRate": {
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  "depreciationPercentage": "76",
  "rate": "4345.00",
  "squareFeetGuideLineRate": "4345.00",
  "squareMeterGuideLineRate": "46771.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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"floorSpaceIndex": "As per KDMC norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"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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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
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  "dateOfConstruction": {
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"month": "1",
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"appearanceOfTheBuilding": {
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"label": "Good"
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  "label": "Good"
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  "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": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Building_Completion_Certificate",
  "label": "Building Completion Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "36",
"ageOfBuilding": "24",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "1",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "535.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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      "label": "Railway Station"
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    "routeMapImg": "cases/664c2ce4beacf042d55553b4/
routeMap_1716373905254_Image.png",
    "routeLat": "19.245310",
    "routeLng": "73.126368",
    "stationName": "Kalyan",
    "routeDistance": "1.7 Km"
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "if2e1a",
      "name": "if2e1a",
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routeMap_1716373831163_Image.png"
    }
  ]
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"valuation": {
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4066000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4066000.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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      "orientation": "landscape"
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      "orientation": "portrait"
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  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
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    "max": "10924.00"
  },
  "builtUpRateRange": {
    "min": "6717.00",
    "max": "9106.00"
  }
}
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},
"saleableRateRange": {
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  "max": "0.00"
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"status": true,
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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": "Mrs. Dipika Deepak Joshi, Mr. Deepak Subhash Joshi & Mr. Subhash Dattatray Joshi",
"ownerPhoneNo": "9029876711",
"fullAddress": "Residential Flat No. 102, 1st Floor, Shree Jankidas Shelter Co-Op. Hsg. Soc. Ltd., Near Telawane Hospital, Kasbe, Bhartacharya Vaidya Chowk, Ghodekhot Ali, Village - Kalyan, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"inputs": {
  "documentDate": "25/10/2018",
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    "label": "Transferor"
  },
  "Transferor": "Mrs. Aasha (Asha) Ashok Joshi & Mr. Ashok Ekanath Joshi ",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mrs. Dipika Deepak Joshi, Mr. Deepak Subhash Joshi & Mr.
Subhash Dattatray Joshi ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "12740/2018"
},
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document_1716268255750_50869.pdf",
"fileName": "document_1716268255750_50869.pdf"
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  "documentType": {
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    "label": "Building Completion Certificate"
  },
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    "documentDate": "16/12/2000",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " KMC / NRV / CC / KV / 371"
  },
}
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    "fileName": "document_1716371465295_104620.pdf"
  }
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  "label": "Retail"
},
"caseNumber": "008842",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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    "id": "629058",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue May 21 2024 10:41:00 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Dipika Deepak Joshi, Mr. Deepak Subhash Joshi & Mr. Subhash
Dattatray Joshi",
    "phone": "9029876711",
    "ownershipShare": "",
    "email": "",
    "id": "382825"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "measurementType": {
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      "label": "Square Feet"
    },
    "id": "244845",
    "name": "Living Room",
    "length": "12.00",
    "length1": "12",
    "length2": "00",
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"width1": "13",
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "length1": "14",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "112.00"
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    "label": "Square Feet"
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  "length2": "00",
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  "width2": "00",
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  },
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  "name": "Bathroom",
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  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "18.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "",
  "length1": "4",
  "length2": "0",
  "width": "",
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  "width2": "0",
  "totalArea": "12.00",
  "images": [],
  "finalArea": "12.00",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
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  "width": "8.00",
  "width1": "8",
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"label": "Agreement for sale"
},
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"selectAreaTypeDocument": "Built_Up",
"squareMeterArea": "49.70",
"totalAreaDocument": "535",
"docBultupPercentage": "",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "303738"
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],
"images": [],
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"area": "1007",
"squareMeterArea": "93.55",
"expectedRate": "10923.54",
"percentage": ""
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"builtUpArea": {
"area": "1208.00",
"squareMeterArea": "112.23",
"expectedRate": "9105.96",
"percentage": ""
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"saleableArea": {
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"expectedRate": "0.00",
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"property": "Residential Flat",
"area": "1208",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "11000000",
"expectedRate": "10923.54",
"builtUpExpectedRate": "11000000",
"image": "cases/664c2ce4beacf042d55553b4/
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"squareMeter": "112.23",
"id": "208751"
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"carpetArea": {
"area": "485.00",
"squareMeterArea": "45.06",
"expectedRate": "10515.46",
"percentage": ""
},
"builtUpArea": {
"area": "582.00",
"squareMeterArea": "54.07",
"expectedRate": "8762.89",
"percentage": "20"
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"area": "",
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"percentage": ""
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"area": "485",
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"expectedPrice": "5100000",
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"builtUpExpectedRate": "8762.89",
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"id": "699960"
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{
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    "squareMeterArea": "51.84",
    "expectedRate": "8064.52",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "670.00",
    "squareMeterArea": "62.25",
    "expectedRate": "6716.42",
    "percentage": ""
  },
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Residential Flat",
  "area": "670",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "4500000",
  "expectedRate": "8064.52",
  "builtUpExpectedRate": "4500000",
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    "image": "cases/664c2ce4beacf042d55553b4/
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  }
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externalimg_r_1716301491453_1716301319019_image_1.png",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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externalimg_r_1716301491798_1716301319019_image_2.jpg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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  {
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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/664c2ce4beacf042d55553b4/
externallmg_r_1716301498413_1716301319019_image_5.jpg",
    "orientation": "portrait"
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    "name": "externallmg_r_1716301500453_1716301319019_image_6.jpg",
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externallmg_r_1716301500453_1716301319019_image_6.jpg",
    "orientation": "portrait"
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    "name": "externallmg_r_1716301502730_1716301319019_image_7.jpg",
    "path": "cases/664c2ce4beacf042d55553b4/
externallmg_r_1716301502730_1716301319019_image_7.jpg",
    "orientation": "portrait"
  },
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  "mall": false
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Passage",
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"builtupPercentage": "10",
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"finalCarpetArea": "418.00",
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Name	Length	Width	Total
Composition :			
Living Room	12'00"	13'00"	156.00
Bedroom	14'00"	8'00"	112.00
Kitchen	8'00"	12'00"	96.00
Bathroom	6'00"	3'00"	18.00
WC	4'0"	3'0"	12.00
Passage	3'00"	8'00"	24.00
Other Composition :			