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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    "firstName": "Anju",
    "type": "CREDITOFFICER",
    "_id": "655c87b25586e008158f7000",
    "lastName": "Rajdev",
    "mobileNo": "",
    "workMobileNo": "7291316555",
    "email": "anju.rajdev@sbi.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": "State Bank of India",
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  "initial": "SBI",
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  "status": true
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"branch": {
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  "branchCode": "13340",
  "type": "BRANCH",
  "name": "SME Chembur Branch",
  "email": "sbi.13340@sbi.co.in",
  "mobileNo": "02225273906",
  "alternateMobileNo": "02225273907",
  "address": "Unit No. 11, (BLDG NO. 11), Ground Floor, Corporate Park, Sion-
Trombay Road, Chembur, Mumbai – 400 071, State – Maharashtra, Country – India.",
  "ledgerName": "",
  "fax": "02225274524",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "firstName": "Saurabh",
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  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "firstName": "Prajakta",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "number": "IBBI/RV/07/2018/10366"
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  "number": "CAT-I-F-1763"
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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    "value": "Registered_Valuer",
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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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  "value": "BANK"
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      "dateTime": "2024-06-26T16:44:51.064Z",
      "remark": ""
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    {
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      "dateTime": "2024-06-26",
      "remark": "MANUAL_IN_TASK"
    }
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  "rateMax": "18000",
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    "value": "Carpet"
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"compositionFlatType": {
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  "value": "India",
  "label": false
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  "label": true
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  "value": "Thane",
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  "value": "",
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  "value": "",
  "label": false
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  "value": "D",
  "label": true
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  "label": false
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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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  "key": "selectNo",
  "value": "2301",
  "label": false
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  "key": "municipalityWardNo",
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  "label": true
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  "label": false
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  "value": "",
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 400 615",
  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "Thane (West)",
  "label": false
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},
"flatSpecifications": {
  "roof": {
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    "value": "rcc_Slab"
  },
  "flooring": {
    "value": "Partly_Italian_Marble,_Partly_Vitrified_Tile_,_Partly_Wooden_Flooring",
    "label": "Partly Italian Marble, Partly Vitrified Tile , Partly Wooden Flooring"
  },
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "value": "Powder_coated_Aluminum_sliding_windows"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
    "value": "Cement_Plastering+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
},
"general": {
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    "label": "Joint Ownership"
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  "populationClassList": {
    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
    "label": "Thane Municipal Corporation",
    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Internal Road",
    "west": "Internal Road & MMRDA Building",
    "south": "Cielo - C Wing",
    "east": "Society Garden"
  },
  "asPerDocumentAgreement": {
    "north": "S. No. 208 (P) i.e. property owned by M/s. Cosmos Quarries",
    "west": "S. No. 217 & Wadi",
    "south": "S. No. 203 (P)",
    "east": "S. No. 204 (P), 205 (P), 207 (P)"
  },
}
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"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "The composition of flat is 3 Bedrooms + Living Room +
Pooja Room + Kitchen + 3 Toilets + Passage + Store Room + Dry area + Flowerbed
Area. ",
"dateOfIssusApprovePlan": "Copy of Approved Plan Document No. V.P. No. S06 /
0032 / 09 / TMC / TDD / 1764 / 16 dated 17.04.2016 issued by Thane Municipal
Corporation ",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},

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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "9",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "15748",
  "depreciatedBuildingRate": "2548"
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "84400",
  "landRate": "22400",
  "igrImage": "cases/667ab0144348955719e22f18/igr_1719423913571_Image.png",
  "squareMeterGuideLineRate": "97060.00",
  "squareFeetGuideLineRate": "9017.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "94",
  "rate": "8601.00",
  "squareFeetGuideLineRate": "8601.00",
  "squareMeterGuideLineRate": "92580.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "Owner_Occupied"
  },
  "monthlyRent": "45,000/- Expected rental income per month",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
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  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Along with One Car Parking Space",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2018",
    "fullDate": "1/1/2018"
  },
  "planningArea": {
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    "value": "Residential"
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  "typeOfStructure": {
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"label": "R.C.C. Framed Structure",
"value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
"value": "rcc",
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"qualityOfConstruction": {
"value": "Good",
"label": "Good"
},
"materialUsedList": {
"value": "Good",
"label": "Good"
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
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"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"label": "Yes",
"value": "1"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
"value": "Good",
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},
"maintenancelssues": {
"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
  "label": "No",
  "value": "0"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Ground",
  "value": "ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "0",
"noOfPodium": "3",
"noOfAmenityFloors": "0",
"noOfFloors": "27",
"flatFloorNo": "23",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1254.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    }
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"routeLat": "19.286750",
"routeLng": "72.954556",
"stationName": "Thane",
"routeDistance": "12.4 Km."
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    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finalLatLng": true
},
"locationMapImg": [
  {
    "id": "qz3jp",
    "name": "qz3jp",
    "image": "cases/667ab0144348955719e22f18/
routeMap_1719471463793_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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"finaltotal": "18652720.00",
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"outward": {
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  "number": "2306940",
  "dayCount": "13",
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"rateVerify": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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"status": false
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  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": true
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "orientation": "landscape"
    }
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"societyNameBoardImage": [],
"compositionImages": [
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    "path": "cases/667ab0144348955719e22f18/
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/667ab0144348955719e22f18/
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/667ab0144348955719e22f18/
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    "status": false,
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    "name": "Living Room",
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    "orientation": "landscape"
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    "_id": "667c45dec01ce75768833dc1",
    "name": "Living Room",
    "path": "cases/667ab0144348955719e22f18/
externallmg_1719420361984_image.jpeg",
    "orientation": "landscape"
  },
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    "_id": "667c45dec01ce75768833dc3",
    "name": "Living Room",
    "path": "cases/667ab0144348955719e22f18/
externallmg_1719420365684_image.jpeg",
    "orientation": "landscape"
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"min": "12870.00",
"max": "16243.00"
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"builtUpRateRange": {
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"saleableRateRange": {
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  "max": "0.00"
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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"title": "Superfine finish",
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  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "status": true,
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  "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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"type": "CASE",
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  "value": "LEAD"
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"finalValuationArea": "1140.00",
"empanelmentNo": [
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  "SME/TCC/2021-22/86/3"
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"_id": "667ab0144348955719e22f18",
"invoices": [],
"ownerName": "Ritesh Pannalal Tiwari & Sunita Ritesh Tiwari",
"ownerPhoneNo": "9920033957",
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"appAddress": "Flat no. D-2301, 23rd Floor, Wing - D, Casa Univis, Cielo - D, Lodha Splendora, Thane West ",

"remark": "Value confirm With Shobha madam..\nvisit Urgent tomorrow.. Vastukala & Yogesh Vankar \nplease confirm visit shedule today ",

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"documents": [
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    },
    "inputs": {
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    },
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    "displayStatus": false,
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    "fileName": "document_1719316489417_39130.pdf"
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      "label": "Agreement To Sale"
    },
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      "from": {
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        "label": "Company"
      },
      "Company": "Macrotech Developers Limited",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Ritesh Pannalal Tiwari & Sunita Ritesh Tiwari",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "16996/2019"
    },
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document_1719473383053_Ritest_Tiwari_Propert_Pa.pdf",
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    "nameOfApprovingAuthority": {
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      "label": "Thane Municipal Corporation"
    },
    "remark": " (Basement + Lower Ground + Stilt + Upper Ground + Podium + 1 to
24th floor + 25th Part floors.)",
    "number": {
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      "label": "Document No"
    },
    "Document_No": "V. P. No. S06 / 0032 / 09 / TMC / TDD / OCC / 543 / 18 "
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"createdAt": "Thu Jun 27 2024 13:03:46 GMT+0530 (India Standard Time)"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Thane Municipal Corporation"
    },
    "remark": " (25th Part + 26th to 27th Floor)",
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"number": {
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  "label": "Document No"
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"fileName": "document_1719473781735_96660.pdf"
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  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Thane Municipal Corporation"
    },
    "remark": " (Downloaded form RERA website)",
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      "label": "Document No"
    },
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu Jun 27 2024 13:10:08 GMT+0530 (India Standard Time)"
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  "inputs": {
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  "label": "Thane Municipal Corporation"
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  "label": "Document No"
},
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"displayStatus": true,
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"path": "cases/667ab0144348955719e22f18/
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"id": "414808",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Thu Jun 27 2024 13:14:28 GMT+0530 (India Standard Time)"
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"caseNumber": "009522",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "483577",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jun 25 2024 17:25:00 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Ritesh Pannalal Tiwari & Sunita Ritesh Tiwari",
    "phone": "9920033957",
    "ownershipShare": "",
    "email": "",
    "id": "131878"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    }
  }
]
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    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
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    "area": "954",
    "providedByName": "Ritesh Pannalal Tiwari & Sunita Ritesh Tiwari",
    "providedByContactNo": "9920033957"
  }
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60ae1245aa6d152c1801b2e1",
      "label": "Agreement To Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "601736",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "1140",
    "squareMeterArea": "105.91",
    "docFinalBuiltUp": "1254",
    "docFinalBuiltUpSquareMeter": "116.50099999999999",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"indicatorArr": [
  {
    "carpetArea": {
      "area": "952.00",
      "squareMeterArea": "88.44",
      "expectedRate": "15756.30",
      "percentage": ""
    },
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```



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"area": "1047.20",
"squareMeterArea": "97.29",
"expectedRate": "14323.91",
"percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
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"property": "Lodha Splendora, Thane West",
"area": "952",
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"floor": "27",
"source": "magic_bricks",
"expectedPrice": "15000000",
"expectedRate": "15756.30",
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"image": "cases/667ab0144348955719e22f18/
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"id": "343590"
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{
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    "area": "1100.00",
    "squareMeterArea": "102.19",
    "expectedRate": "15454.55",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "112.41",
    "expectedRate": "14049.59",
    "percentage": "10"
  },
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    "squareMeterArea": "0.00",
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```

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    "percentage": ""
  },
  "printlnReport": true,
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  "area": "1100",
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  "areaType": "Carpet",
  "floor": "12",
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  "expectedPrice": "17000000",
  "expectedRate": "15454.55",
  "builtUpExpectedRate": "14049.59",
  "image": "cases/667ab0144348955719e22f18/
indicator_1719423593194_Image.png",
  "squareMeter": "102.19",
  "id": "682905"
},
{
  "carpetArea": {
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    "squareMeterArea": "65.78",
    "expectedRate": "16242.94",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "778.80",
    "squareMeterArea": "72.35",
    "expectedRate": "14766.31",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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"squareMeterArea": "100.52",
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"squareMeterArea": "110.57",
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"saleableArea": {
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"percentage": ""
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"printlnReport": true,
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"area": "1082",
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      "lastName": "Kuperkar",
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 2301, 23rd Floor, Wing - D, Casa Univis - Cielo D,
Cielo Co-op. Hsg. Soc. Ltd., Lodha Splendora, Ghodbunder Road, Village -
Bhaynderpada, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 615,
State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
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Name	Length	Width	Total
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Other Composition :			