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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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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": {
    "branch": {
      "_id": "65f004d9857bdc098a9acc0e"
    },
    "firstName": "Vivek",
    "type": "CREDITOFFICER",
    "_id": "65f004d9857bdc098a9acc10",
    "lastName": "Rane",
    "mobileNo": "",
    "workMobileNo": "8758661331",
    "email": "bmthan4567@centralbank.co.in"
  },
  "fees": {
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    "propertyValue": "7500000",
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    "expectedFees": 3750,
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"organization": {
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17fa",
  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Virar West",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "bmthan4567@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
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Bank, "
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"role": "DELIVERYPERSON",
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"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"firstName": "Pratik",
"email": "pratikjain2277@gmail.com",
"lastName": "Jain",
"mobileNo": "9619286285",
"designation": "",
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"role": "FRONTDESK",
"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
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"designation": "Back Office Coordination",
"shortName": "RJ",
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"role": "MAKER + RATE VERIFIER",
"firstName": "Komal",
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"designation": "Rate Verifier +Maker",
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
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        "label": "Registered Valuer"
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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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        "title": {
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        "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.85455797986629"
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"visitedDate": [
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    "dateTime": "2024-07-01",
    "remark": "MANUAL_IN_TASK"
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]
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
  "value": "2BHK",
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  "finalMeasurementType": "Sq. Ft.",
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    "name": "Country",
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  "value": "Thane ",
  "label": true
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  "key": "city",
  "value": "Bhayander (East) ",
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  "value": "",
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "key": "policeStation",
  "value": "",
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  "value": "",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  },
  "finishing": {
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  }
}
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"label": "Urban"
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"whetherCoveredUnderAnyState": {
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"west": "Details not available ",
"south": "Details not available ",
"east": "Details not available "
},
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"west": "Details not available ",
"south": "Details not available ",
"east": "Details not available "
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"east": "Lobby area ",
"south": "Flat No. 004",
"west": "Lobby area "
},
"asPerDocument": {
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  "taxies": {
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved plan is not provided, not verified. ",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "remark": "",
  "depreciationPercentage": "39",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "975",
  "depreciatedCostOfConstruction": "10325.00",
  "depreciatedBuildingRate": "1525"
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"igrRate": {
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  "rate": "69800",
  "landRate": "24800",
  "igrImage": "cases/66823c9b991d670b8ad65eae/igr_1719899094100_Image.png",
  "squareMeterGuideLineRate": "69800.00",
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"igrFinalRate": {
  "floorRatePercentage": "0",
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"depreciationPercentage": "74",
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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": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MBMC ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "Located in Developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonry"
  }
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"waterTank": {
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  "label": "Yes"
},
"carParking": "Open Parking ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "1998",
  "fullDate": "1/1/1998"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "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"
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"materialUsedList": {
  "value": "Good",
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},
"buildingSpecification": {
  "value": "Standard",
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},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
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  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
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"value": "As_Per_Previous_valuation_Report",
"label": "As Per Previous valuation Report"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "34",
"ageOfBuilding": "26",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
"area": "536.00",
"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"
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"routeMapImg": "cases/66823c9b991d670b8ad65eae/
routeMap_1719916779685_Image.png",
"routeLat": "19.304129",
"routeLng": "72.854104",
"stationName": "Bhayander ",
"routeDistance": "750 Mtrs. "
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"coordinates": [
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"type": "Point"
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"showLocation": {
"latLng": true,
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"locationMapImg": [
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}
],
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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  "showcasesRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
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"finalValue": "5534200.00"
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"outward": {
  "status": true,
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  "status": false
},
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  "status": false
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  "status": false
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "builtUpRateRange": {
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    "max": "12408.00"
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  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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"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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isSiteMeasurementAllowed": true,
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"ownerPhoneNo": "9320701257",
"appAddress": "FLAT NO B-G/5, B WING GROUND FLOOR JAIN PLAZA B CHS LTD
CABIN CROSS ROAD BHAYNDER EAST THANE 401107",
"remark": "URGENT VISIT & URGENT REPORT\n OC NOT AVAILABLE EXISITING
LOAN CUSTOMER CBI TOP UP LOAN APPLY",
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      "value": "60ae1254aa6d152c1801b326"
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    "inputs": {
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      "from": {
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        "label": "The Transferor"
      },
      "The_Transferor": "Shri. Rewti Raman Sharma ",
      "to": {
        "value": "The_Transferee",
        "label": "The Transferee"
      },
      "The_Transferee": "Smt. Sonidevi Prabhuram Devashi & Shri. Prabhuram Vanajji
Devashi ",
      "number": {
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        "label": "Document No"
      },
      "Document_No": "5658 / 2018"
    },
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    "displayStatus": true,
    "id": "323722",
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      "label": "The Builders"
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    "to": {
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      "label": "The Purchasers"
    },
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      "label": "Document No"
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  "displayStatus": false,
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"createdAt": "Mon Jul 01 2024 10:50:26 GMT+0530 (India Standard Time)"
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  },
  "inputs": {
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  },
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  "path": "cases/66823c9b991d670b8ad65eae/
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  "fileName": "document_1719811026070_1719810898276_Realease_deed.pdf"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jul 01 2024 10:50:27 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Smt. Sonidevi Prabhuram Devashi & Shri. Prabhuram Vanajji Devashi",
    "phone": "9320701257",
    "ownershipShare": "",
    "email": "",
    "id": "946210"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"images": [],
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  "name": "Passage",
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  "length1": "7",
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  "width": "2.58",
  "width1": "2",
  "width2": "7",
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  "extraAreas": [],
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  "length": "",
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  "width2": "8",
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    "label": "Square Feet"
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"width2": "0",
"totalArea": "90.00",
"images": [],
"extraAreas": [],
"finalArea": "90.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "9.00",
  "length1": "9",
  "length2": "0",
  "width": "8.17",
  "width1": "8",
  "width2": "2",
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  "images": [],
  "extraAreas": [],
  "finalArea": "73.50"
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],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "value": "60ae1254aa6d152c1801b326"
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      "label": "Square Feet"
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    "totalAreaDocument": "536",
    "docBuiltpPercentage": ""
  }
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"docFinalBuiltUpSquareMeter": "0.00",
"docSaleablePercentage": "",
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"carpetArea": {
"area": "450.00",
"squareMeterArea": "41.81",
"expectedRate": "14888.89",
"percentage": ""
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"builtUpArea": {
"area": "540.00",
"squareMeterArea": "50.17",
"expectedRate": "12407.41",
"percentage": "20"
},
"saleableArea": {
"area": "",
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"expectedRate": "0.00",
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"area": "450",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "6700000",
"expectedRate": "14888.89",
"builtUpExpectedRate": "12407.41",
"image": "cases/66823c9b991d670b8ad65eae/
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  "builtUpArea": {
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    "squareMeterArea": "46.45",
    "expectedRate": "12000.00",
    "percentage": ""
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    "expectedRate": "0.00",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedPrice": "6000000",
  "expectedRate": "14388.49",
  "builtUpExpectedRate": "6000000",
  "image": "cases/66823c9b991d670b8ad65eae/
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  "id": "234659"
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  "carpetArea": {
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    "squareMeterArea": "39.67",
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    "percentage": ""
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "property": " Residentila Flat",
  "area": "512",
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  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "4500000",
  "expectedRate": "10538.64",
  "builtUpExpectedRate": "4500000",
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  "id": "771370"
}
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Op. Hsg. Soc. Ltd. , Cabin Cross Road, Village - Khari, Taluka - Thane , District -
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Name	Length	Width	Total
Composition :			
Living Room	18'10"	9'0"	169.50
Passage	7'4"	2'7"	18.94
WC	5'10"	3'0"	17.50
Toilet	5'3"	3'8"	19.25
Kitchen	7'7"	8'4"	63.19
Bedroom	9'0"	10'0"	90.00
Bedroom	9'0"	8'2"	73.50
Other Composition :			