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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "6494382f17cefc0f572471f7"
    },
    "firstName": "Purva",
    "type": "CREDITOFFICER",
    "_id": "6494382f17cefc0f572471f9",
    "lastName": "Trimbakkar",
    "mobileNo": "",
    "workMobileNo": "9821081159",
    "email": "purva.khadak@bankofbaroda.com"
  },
  "fees": {
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    "quotedAmount": ""
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "6494382f17cefc0f572471f7",
  "name": "Khadak Pada Branch",
  "branchCode": "",
  "mobileNo": "0251 - 2205385",
  "alternateMobileNo": "",
  "email": "khadak@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "03 - A, Nirajpark, Nr. Mohan Pride, Nr. Amrut Park, Khadak Pada, Kalyan
(West), Thane - 421 301"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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"rateVerifier": {
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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": "Wealth Tax"
        }
      ],
      "type": "EMPLOYEE",
      "_id": "6084131a13f01f158c6ea1f3",
      "PANNo": "AEAPC7114Q",
      "role": "VALUER",
      "firstName": "Sharadkumar",
      "fatherName": "Baburao",
      "email": "cmd@vastukala.org",
      "lastName": " Chalikwar",
      "mobileNo": "9422171100",
      "designation": "CMD",
      "registrationNo": [
        {
          "title": {
            "value": "Wealth_Tax",
            "label": "Wealth Tax"
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          "number": "[N]C.C.I.T/I -14/52/2008-09"
        }
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\\profilePhoto_1622369528291_Sharad Chalikwar Photo.jpg"
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  "siteVisitStatus": true,
  "schedule": [],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-07-24",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "2BHK",
  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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    "key": "country",
    "value": "India",
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  "value": "",
  "label": true
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  "key": "district",
  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Kalyan (West)",
  "label": false
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  "key": "buildingName",
  "value": "Amarnath Building",
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  "value": "",
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  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Neelkanth Shrushti Complex",
  "label": false
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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"value": "",
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  "label": false
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  "label": false
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  "key": "postalCode",
  "value": "PIN Code - 421 301",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Kalyan Dombivali Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Rameshwar Apartment",
    "west": "Open Plot",
    "south": "Internal Road",
    "east": "Wing - B"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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      "south": "Details not available",
      "west": "Details not available"
    },
    "asPerDocument": {
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      "east": "Details not available",
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    }
  }
}
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Building Completion Certificate received, we
assumed that the construction is as per approved plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "0",
  "depreciatedBuildingRate": "0"
},
"igrFinalRate": {
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},
"outgoingDetail": {
  "areaStatusList": {
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"label": "Medium"
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"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
  "label": "Residential Purpose"
},
"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 KDMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
  }
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"carParking": "Stilt / Open Car Parking",
"constructionWorkStatus": {
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  "label": "Completed"
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  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2018",
  "fullDate": "1/1/2018"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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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",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "Information_not_available",
  "label": "Information not available"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Building_Completion_Certificate",
  "label": "Building Completion Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "10",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "723.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66a0c75573ce9d724ff9b683/
routeMap_1721993496169_Image.png",
    "routeLat": "19.258397",
    "routeLng": "73.122100",
    "stationName": "Kalyan",
    "routeDistance": "3.5Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "hktz27",
      "name": "hktz27",
      "image": "cases/66a0c75573ce9d724ff9b683/
routeMap_1721993399275_Image.png"
    }
  ]
},
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  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "0.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "0.00"
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"outward": {
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  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
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    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "isHideFloor": false,
    "status": false
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  "internalPlastering": {
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    "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
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},
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  "label": "Lift Installation",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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"guidelineDetails": {
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  "selectedBuildUpValue": "723.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "path": "cases/66a0c75573ce9d724ff9b683/
externalImg_1721892612430_WhatsApp_Image_20240725_at_125256_PM.jpeg",
      "orientation": "landscape"
    }
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}
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "portrait"
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  {
    "status": false,
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    "path": "cases/66a0c75573ce9d724ff9b683/
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    "orientation": "portrait"
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    "name":
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    "orientation": "portrait"
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externallmg_1721892612614_WhatsApp_Image_20240725_at_125259_PM_2.jpeg",
    "orientation": "portrait"
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    "name":
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    "path": "cases/66a0c75573ce9d724ff9b683/
externallmg_1721892612421_WhatsApp_Image_20240725_at_125256_PM_2.jpeg",
    "orientation": "landscape"
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    "orientation": "landscape"
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"compositionImages": []
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  "carpetRateRange": {
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"max": "0.00"
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  "max": "0.00"
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    "estimatedValue": "0.00",
    "status": true,
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    "isEditable": true
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    "isEditable": true
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    "isEditable": true
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "603.00",
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"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerName": "Shri. Mahesh Moreshwar Vartak & Smt. Mrunal Mahesh Vartak",
"ownerPhoneNo": "9137878827",
"fullAddress": "Residential Flat No. A-404, 4th Floor, Wing - A, Amarnath Building,
Neelkanth Shrushti Complex, Village - Wadeghar, Taluka - Kalyan, District - Thane,
Kalyan (West), PIN Code - 421 301, State - Maharashtra, India",
"remark": ""
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Ashapura Combines ",
      "to": {
        "value": "The_Allottees",
        "label": "The Allottees"
      },
      "The_Allottees": "Shri. Mahesh Moreshwar Vartak & Smt. Mrunal Mahesh Vartak",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "6441 / 2018"
    },
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    "fileName": "document_1721812790235_agreement.pdf"
  },
  {
    "documentType": {
      "value": "60ae1267aa6d152c1801b380",
      "label": "Building Completion Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Kalyan Dombivli Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  },

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  "fileName": "document_1721812800675_CC.pdf"
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  "label": "Retail"
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"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "104923",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jul 24 2024 14:50:21 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Mahesh Moreshwar Vartak & Smt. Mrunal Mahesh Vartak",
    "phone": "9137878827",
    "ownershipShare": "",
    "email": "",
    "id": "434057"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
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    },
    "id": "576921",
    "name": "Living Room",
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    "length1": "11",
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  "length2": "00",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "117.00"
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  "width2": "00",
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  "extraAreas": [],
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  "length2": "00",
  "width": "8.00",
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  "width2": "00",
  "totalArea": "56.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "56.00"
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    "label": "Square Feet"
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  "id": "4",
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  "length1": "3",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
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"totalArea": "21.00",
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  "measurementType": {
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  "length": "3.00",
  "length1": "3",
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  "width1": "6",
  "width2": "00",
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  "images": [],
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    "label": "Square Feet"
  },

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"images": [],
"finalArea": "28.00",
"extraAreas": []
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"otherComposition": [
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    "value": "Carpet"
  },
  "name": {
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    "value": "Terrace_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "40.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "40",
  "percentageBeforeTotal": "40.00",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  }
}
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},
"name": {
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  "value": "Dry_Balcony_Area"
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  "label": "Square Feet"
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"length1": "2",
"length2": "00",
"width": "7.00",
"width1": "7",
"width2": "00",
"totalArea": "14.00",
"images": [],
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"finalArea": "14",
"percentageBeforeTotal": "14.00",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
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    "label": "Agreement for sale"
  },
  "docMeasurementType": {
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    "label": "Square Feet"
  },
  "id": "550471",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "603",
  "squareMeterArea": "56.02",
  "docFinalBuiltUp": "723.6",
  "docFinalBuiltUpSquareMeter": "67.224",
  "docBultupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
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externalImg_1721892612290_WhatsApp_Image_20240725_at_125253_PM.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/66a0c75573ce9d724ff9b683/
externalImg_1721892612293_WhatsApp_Image_20240725_at_125254_PM_1.jpeg",
    "orientation": "portrait"
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    "path": "cases/66a0c75573ce9d724ff9b683/
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"email": "",
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"otherCompositionCarpetTotal": "40.00",
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"finalSalableArea": "759.88",
"salablePercentage": "10",
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40.00\nBalcony Area in Sq. Ft. = 46.00\nDry Balcony Area in Sq. Ft. = 14.00",

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Name	Length	Width	Total
Composition :			
Living Room	11'00"	15'00"	165.00
Bedroom	9'00"	13'00"	117.00
Bedroom	9'00"	13'00"	117.00
Kitchen	7'00"	8'00"	56.00
Toilet	3'00"	9'00"	27.00
Toilet	3'00"	7'00"	21.00
Passage	13'00"	3'00"	39.00
Balcony	3'00"	6'00"	18.00
Balcony	4'0"	7'0"	28.00

Other
Composition :

Terrace Area	5'00"	8'00"	40.00
Dry Balcony Area	2'00"	7'00"	14.00
