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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
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  "purposeOfValuation": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "651bcdd92c6c0778ddf28f58"
    },
    "firstName": "Tanaji ",
    "type": "CREDITOFFICER",
    "_id": "651bcdd92c6c0778ddf28f5a",
    "lastName": "Khapre",
    "mobileNo": "",
    "workMobileNo": "7588090679",
    "email": "bmthan3253@centralbank.co.in"
  },
  "fees": {
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    "propertyValue": "7500000",
    "discussWithPerson": "Tanaji ",
    "expectedFees": 3750,
    "quotedAmount": ""
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  "_id": "643a5702108b68389ed72f71",
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  "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"
},
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  "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": "Mira Road Branch",
  "branchCode": "",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "bmthan3253@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Sai Riddhi Complex, 1st Floor, Opp New Post Office, Mira Road Railway
Station, Thane"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"role": "SITEENGINEER",
"firstName": "Krishna",
"email": "krishnagawade9@gmail.com",
"lastName": "Gawde",
"mobileNo": "9821646373",
"designation": "Site Engg",
"shortName": "Krishna",
"workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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"email": "nitesh.khedekar@vastukala.org",
"lastName": "Khedekar",
"mobileNo": "8369040652",
"designation": "",
"shortName": "NK",
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"firstName": "Prajakta",
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"lastName": "Patil",
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  "shortName": "NK",
  "email": "nitesh.khedekar@vastukala.org",
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  "mobileNo": "8369040652",
  "role": "MAKER + RATE VERFIER + CHEAKER",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "title": {
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      "title": {
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  "title": {
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  "number": "AM161706-3"
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    {
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  "visitedDate": [
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      "dateTime": "2024-07-27",
      "remark": "MANUAL_IN_TASK"
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"compositionFlatType": {
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"externalReportDetails": {
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  "underConstruction": false
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  "value": "",
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  "value": "",
  "label": false
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  "label": true
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  "value": "1304",
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  "value": "",
  "label": true
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  "label": false
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  "key": "suburb",
  "value": "Mira Road (East)",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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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": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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}
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"general": {
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Road",
    "east": "Other Residential Building"
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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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      "west": "",
      "south": "",
      "east": ""
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  }
}
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  "west": "",
  "south": "",
  "east": ""
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    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Full Occupancy Certificate Document No.
MBMC / FO / 2023 / APL / 00015 dated 25/09/2023 issued by Mira Bhaynadar
Municipal Corporation",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "104300",
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  "squareMeterGuideLineRate": "114730.00",
  "squareFeetGuideLineRate": "10659.00"
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"igrFinalRate": {
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  "rate": "104300.00",
  "squareMeterGuideLineRate": "114730.00",
  "squareFeetGuideLineRate": "10659.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "26,000/- 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",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with Stilt Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed"
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  "typeOfFoundation": {
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"value": "Good",
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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"
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"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
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"maintenanceOfTheBuilding": {
"value": "Good",
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},
"maintenanceIssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "13",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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routeMap_1722188071422_Image.png",
    "routeLat": "19.266159",
    "routeLng": "72.871708",
    "stationName": "Mira Road",
    "routeDistance": "2.4 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
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"type": "Point"
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"showLocation": {
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    "name": "w4vkis",
    "image": "cases/66a215e8f702e07e145b073d/
routeMap_1722187997076_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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    "status": false
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      "orientation": "portrait"
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      "orientation": "portrait"
    }
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  {
    "status": false,
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externallmg_1721983723073_WhatsApp_Image_20240726_at_140327.jpeg",
    "orientation": "portrait"
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    "_id": "66a362ebd45eb434430a1859",
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    "path": "cases/66a215e8f702e07e145b073d/
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    "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": [
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    "path": "cases/66a215e8f702e07e145b073d/
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  "max": "18506.00"
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  "max": "0.00"
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  "isEditable": 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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"finalValuationArea": "543.00",
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"status": true,
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"paymentStatus": "PENDING",
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"ownerPhoneNo": "9004604097",
"appAddress": "FLAT NO 1304 13TH FLOOR D WING KAKAD PARADISE PHASE 2
MAHAJAN WADI PENKARPADA KASHIMIRA MIRA ROAD EAST THANE ",
"remark": "OC CC FLOOR PLAN PENDING ",
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  {
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      "from": {
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      },
      "Promoter": "M/s. Kakad Housing Corporation",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Narendra Lalman Maurya & Mrs. Gyanti Narendra Maurya",
      "number": {
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        "label": "Document No"
      },
      "Document_No": "6533/2019"
    },
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        "label": "Maharashtra Real Estate Regulatory Authority"
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        "label": "Document No"
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  }
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "M.B. / MNP / NR / 3580 / 2015 - 16 "
},
  "isHardCopy": false,
  "displayStatus": true,
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Sun Jul 28 2024 23:37:06 GMT+0530 (India Standard Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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    "label": "Mira Bhayander Municipal Corporation"
  },
  "number": {
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    "label": "Document No"
  },
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"isHardCopy": false,
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"id": "751193",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Sun Jul 28 2024 23:37:43 GMT+0530 (India Standard Time)"
}
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"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jul 25 2024 14:37:52 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Narendra Lalman Maurya & Mrs. Gyanti Narendra Maurya",
    "phone": "9004604097",
    "ownershipShare": "",
    "email": "",
    "id": "937669"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "247589",
    "name": "Living Room",
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"length": "15.83",
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"images": [],
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    "label": "Square Feet"
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  "length1": "9",
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  "width1": "3",
  "width2": "6",
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  "images": [],
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  "finalArea": "49.00"
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    "label": "Square Feet"
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  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "100.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "6.33",
  "length1": "6",
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"width1": "4",
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"extraAreas": [],
"finalArea": "25.33"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "13.50",
  "length1": "13",
  "length2": "6",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "135.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "135.00"
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
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  "finalArea": "24.00"
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    "name": {  
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      "value": "Cupboard"  
    },  
    "measurementType": {  
      "value": "Square_Feet",  
      "label": "Square Feet"  
    },  
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    "length2": "00",  
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    "width1": "2",  
    "width2": "00",  
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    "images": [],  
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  },  
  {  
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      "value": "Carpet"  
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      "value": "Flowered_Area"  
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      "label": "Square Feet"  
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    "length": "10.00",  
    "length1": "10",  
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    "value": "Carpet"
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    "label": "Flowered Area",
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    "value": "Square_Feet",
    "label": "Square Feet"
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        "role": "MAKER + RATE VERIFIER + CHEAKER",
        "firstName": "Nitesh",
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Phase II, Village - Mira, Penkar Pada, Kashimira, Village - Mahajanwadi, Mira Road
(East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra,
India",
"updatedBy": "60092304a16fab0f2af9b0c2",
"addressForMap": "",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
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"relationWithOwner": "Owner",
"siteVisitContactNo": "9867395703",
"buildingServicesRate": "3000",
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"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 543.00",
"flatRate": "19200.00",
"landOtherRate": "16200",
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"leaseDetails": {
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"finalSaleablePercentage": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Dining + Passage + 2
Toilet",
"carpetTotal": "385.16",
"otherCarpetTotal": "90.83",
"builtupPercentage": "10",
"extendOfSiteRemark": "",
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"finalCarpetArea": "719.99",
"finalSalableArea": "871.19",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 601.00\nCupboard Area in Sq.
Ft. = 14.00\nFlowerbed Area in Sq. Ft. = 79.00\nDry Balcony Area in Sq. Ft. =
27.00\nTotal Carpet Area in Sq. Ft. = 721.00\n(Area as per Actual Site Measurement)",
"toBeAdded": "",
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"siteVisitDate": "2024-07-27"
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Name	Length	Width	Total
Composition :			
Living Room	15'10"	10'00"	158.33
Dining	9'6"	3'00"	28.50
Kitchen	10'6"	7'8"	80.50
Passage	14'00"	3'6"	49.00

Bedroom	10'00"	10'00"	100.00
Toilet	6'4"	4'00"	25.33
Bedroom	13'6"	10'00"	135.00
Toilet	6'00"	4'00"	24.00
Other Composition :			
Cupboard	7'00"	2'00"	14.00
Flowered Area	10'0"	2'00"	20.00
Flowered Area	10'00"	3'00"	30.00
Flowered Area	9'6"	3'00"	28.50
Dry Balcony Area	7'8"	3'6"	26.83