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{
  "typeOfReport": {
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    },
    "firstName": "Parag ",
    "type": "CREDITOFFICER",
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    "lastName": "Patel",
    "mobileNo": "",
    "workMobileNo": "9987354946",
    "email": "bo088210@pnb.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": "Punjab National Bank",
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  "initial": "PNB",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "bo088210@pnb.co.in",
  "fax": "",
  "ledgerName": "",
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Nagar, Mira Road ( East), Thane 401107"
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  "value": "Residential"
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"mobileNo": "7499830659",
"shortName": "Amit",
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"firstName": "Krishna",
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"lastName": "Gawde",
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"lastName": "Kuperkar",
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"designation": "",
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          "label": "Wealth Tax"
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      "PANNo": "AEAPC7114Q",
      "role": "VALUER",
      "firstName": "Sharadkumar",
      "fatherName": "Baburao",
      "email": "cmd@vastukala.org",
      "lastName": "Chalikwar",
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      "dateTime": "2024-08-06",
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  "value": "C",
  "label": true
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  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Urban"
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  "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": "Singapore International School",
    "east": "Open Plot"
  }
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    "south": "Marginal Space",
    "west": "Passage & Flat No. 101"
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    "south": "Marginal Space",
    "west": "Passage & Flat No. 101"
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Part Occupancy Certificate Document No.
MBMC / PO / 2022 / APL / 00003 dated 09.11.2022 issued by Mira Bhayandar
Municipal Corporation",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "landRate": "27040",
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  "squareMeterGuideLineRate": "82800.00",
  "squareFeetGuideLineRate": "7692.00"
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  "squareMeterGuideLineRate": "82800.00",
  "squareFeetGuideLineRate": "7692.00"
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    "label": "Residential Purpose"
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    "label": "Owner Occupied"
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
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"maintenanceOfFlat": "Good"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Along with One Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"buildingSpecification": {
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"protAgainstNatDis": {
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  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"label": "Good"
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "2",
"totalLifeBuilding": "60",
"estimatedAge": "58",
"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "30",
"flatFloorNo": "1",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "1057.10",
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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"routeMapImg": "cases/66b1d679da840b1214c2146f/
routeMap_1723018870659_Image.png",
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"stationName": "Mira Road",
"routeDistance": "4.3 Km.",
"routeStation": {
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  "label": "Railway Station"
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    0
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  "type": "Point"
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  "finallatLng": false
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    "name": "rsspwj",
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routeMap_1723018819545_Image.png"
  }
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"valuation": {
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"totalpotentialValueRate": "0",
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"totalothersRate": "0",
"finaltotal": "18259000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "17792000",
"finalValue": "18259000.00",
"purchaseValueDocument": {
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    "value": "60ae1254aa6d152c1801b326"
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Jani",
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    "status": false
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},
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  "isHideFloor": false,
  "status": false
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      "orientation": "portrait"
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      "orientation": "portrait"
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}
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    "name": "Bedroom",
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    "name": "Bedroom",
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    "orientation": "portrait"
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    "name": "Bedroom",
    "path": "cases/66b1d679da840b1214c2146f/
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    "orientation": "portrait"
  },
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    "name": "Living Room",
    "path": "cases/66b1d679da840b1214c2146f/
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    "orientation": "portrait"
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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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"paymentStatus": "PENDING",
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Jani",
"ownerPhoneNo": "9773674803",
"appAddress": "FLAT NO C-106 1ST FLOOR C WING AARADHYA HIGH PARK NEAR
SINGAPORE INTERNATIONAL SCHOOL MAHAJANWADI WESTERN EXPRESS
HIGHWAY MIRA ROAD EAST THANE 401107",
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        "label": "Promoter"
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      "Promoter": "Man Vastucon LLP",
      "to": {
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Jani",
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        "label": "Document No"
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  {
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      "label": "RERA Certificate"
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      "nameOfApprovingAuthority": {
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        "label": "Maharashtra Real Estate Regulatory Authority"
      }
    },
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  "label": "Document No"
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"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Wed Aug 07 2024 14:45:50 GMT+0530 (India Standard Time)"
},
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mira Bhayander Municipal Corporation"
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    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
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  "label": "Mira Bhayander Municipal Corporation"
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  "label": "Document No"
},
"Document_No": "MNP / NR / 1563 / 2021 - 2022"
},
"isHardCopy": false,
"displayStatus": true,
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"uploadedBy": "627221f4afd7d55eddeddcb4",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Aug 06 2024 13:23:29 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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    "phone": "9773674803",
    "ownershipShare": "",
    "email": "",
    "id": "535195"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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  },

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"images": [],
"extraAreas": [],
"finalArea": "193.39"
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    "label": "Square Feet"
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  "length": "11.42",
  "length1": "11",
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  "width": "10.75",
  "width1": "10",
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  "length": "7.08",
  "length1": "7",
  "length2": "1",
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  "width1": "4",
  "width2": "3",
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"extraAreas": [],
"finalArea": "30.10"
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  "width2": "7",
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  "name": "Passage",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
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  "width1": "4",
  "width2": "5",
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  "images": [],
  "extraAreas": [],
  "finalArea": "42.69"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
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"length": "8.00",
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"totalArea": "34.00",
"images": [],
"extraAreas": [],
"finalArea": "34.00"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "6",
  "name": "Bedroom",
  "length": "12.08",
  "length1": "12",
  "length2": "1",
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  "width2": "7",
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  "name": "Toilet",
  "length": "6.67",
  "length1": "6",
  "length2": "8",
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  "width1": "4",
  "width2": "6",
  "totalArea": "30.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.00"
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  "width2": "11",
  "totalArea": "78.51",
  "images": [],
  "extraAreas": [],
  "finalArea": "78.51"
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "55.01",
  "images": [],
  "finalArea": "55.01",
  "extraAreas": []
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"otherComposition": [
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      "value": "Carpet"
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    "name": {
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      "lastName": "Kuperkar",
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"__v": 0,
"assignmentType": {
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Project - 1, Phase - 1 , Near Singapore International School , Western Express
Highway, Village - Mahajanwadi (earlier Village Mire), Mira Road (East), Taluka -
Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
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"contactPersonName": "Keval Harshad Jani",
"email": "",
"isExternal": "false",
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"buildingServicesRate": "3000",
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"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 961.00",
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Passage",
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"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "138.91",
"otherCompositionSaleableTotal": "0.00",
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"finalBuiltupArea": "959.74",
"finalCarpetArea": "872.49",
"finalSalableArea": "1055.71",
"salablePercentage": "10",
"toBeAdded": "",
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```

Sq. Ft. = 179.00  
 Total Carpet Area in Sq. Ft. = 961.00  
 (Area as per Agreement for Sale)  
 All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.",

"siteMeasurementRemark": "\nCarpet Area in Sq. Ft. = 734.00  
 Cupboard Area in Sq. Ft. = 30.00  
 Flowerbed Area in Sq. Ft. = 110.00  
 Total Carpet Area in Sq. Ft. = 874.00  
 (Area as per Actual Site Measurement)\n\n",

"reportGeneratedDate": "Wed Aug 07 2024 14:43:44 GMT+0530 (India Standard Time)",

"siteVisitDate": "2024-08-06"

}

Name	Length	Width	Total
Composition :			
Living Room	19'8"	9'10"	193.39
Bedroom	11'5"	10'9"	122.73
Toilet	7'1"	4'3"	30.10
Dining	8'9"	3'7"	31.35
Passage	9'8"	4'5"	42.69
Toilet	8'00"	4'3"	34.00
Bedroom	12'1"	9'7"	115.80
Toilet	6'8"	4'6"	30.00
Bedroom	7'11"	9'11"	78.51
Kitchen	7'5"	7'5"	55.01
Other Composition :			
Cupboard	5'2"	2'2"	11.19
Cupboard	5'1"	2'2"	11.01
Cupboard	3'6"	2'2"	7.58
Flowerbed	9'9"	3'00"	29.25
Flowerbed	10'10"	2'5"	26.18
Flowerbed	9'5"	2'6"	23.54

Flowerbed

8'5"

3'7"

30.16

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