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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Anupam ",
    "type": "CREDITOFFICER",
    "_id": "6416a84b96b58848585e699a",
    "lastName": "Tripathi",
    "mobileNo": "",
    "workMobileNo": "7053939597",
    "email": "brmgr306@mahabank.co.in"
  },
  "fees": {
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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": {
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
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"branch": {
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  "name": "Borivali East Branch\t",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "bom306@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Borivali (East), Mumbai 400066\n"
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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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  "role": "DELIVERYPERSON",
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  "lastName": "Salvi",
  "mobileNo": "7499830659",
  "shortName": "Amit",
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  "lastName": "Jain",
  "mobileNo": "9619286285",
  "designation": "",
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  "email": "rashmijadhav14feb@gmail.com",
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  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
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  "lastName": "Jadhav",
  "shortName": "RJ",
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    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
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  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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"wing": {
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  "value": "T1",
  "label": true
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  "label": false
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  "label": true
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  "value": "1901",
  "label": false
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  "label": true
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  "value": "",
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"label": "R.C.C. slab"
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"doors": {
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"label": "Teak wood door frame with flush shutters"
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"windows": {
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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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"populationGroupList": {
"value": "Urban",
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},
"townplanApprovedByList": {
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"label": "Mira Bhayander Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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"label": "No"
}
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"asPerActualAgreement": {
  "north": "Vinay Nagar Road",
  "west": "Silver Sarita Complex",
  "south": "Arked Art Complex - Building No. 3",
  "east": "Arked Art Complex - Building No. 2"
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"asPerDocumentAgreement": {
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  "west": "Survey No. 107, 108",
  "south": "Survey/Hissa No. 121/1",
  "east": "Survey/Hissa No. 109/6, 109/10, 109/13"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Marginal Space",
    "east": "Flat No. 1902",
    "south": "Passage & Lift Area",
    "west": "Staircase & Flat No. 1909 & 1910"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Balconies.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MB/MNP/
NR/6368/2018-19 dated 28.01.2019 issued by Mira-Bhayandar Municipal Corporation.",
"approvePlanVerified": "Yes",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "101400",
  "landRate": "27700",
  "igrImage": "cases/66c4667ec884d112334ca66a/igr_1724321005772_Image.png",
  "squareMeterGuideLineRate": "111540.00",
  "squareFeetGuideLineRate": "10362.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "95",
  "rate": "9973.00",
  "squareFeetGuideLineRate": "9973.00",
  "squareMeterGuideLineRate": "107348.00"
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  "areaStatusList": {
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    "label": "Residential Purpose"
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    "label": "Tenant Occupied"
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  "monthlyRent": "N.A",
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"assessmentNo": "Information not available",
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"meterCardHolderName": "Information not available",
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"floorSpaceIndex": "As per MBMC norms",
"tenantName": "Ms. Pooja Rathod from 1 year",
"maintenanceOfFlat": "Good"
},
"marketability": {
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    "value": "Good",
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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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": {
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    "label": "Yes"
  },
  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
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  "dateOfConstruction": {
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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  "label": "Standard"
},
"structuralSafety": {
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  "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": {
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"appearanceOfTheBuilding": {
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"label": "Good"
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  "label": "Good"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "25",
"flatFloorNo": "19",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
  "area": "530.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1724397930864_Image.png",
    "routeLat": "19.279503",
    "routeLng": "72.884435",
    "stationName": "Mira Road",
    "routeDistance": "4.1 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finalLatLng": false
},
"locationMapImg": [
  {
    "id": "35sfq",
    "name": "35sfq",
    "image": "cases/66c4667ec884d112334ca66a/
routeMap_1724397844334_Image.png"
  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "8676000.00",
"finalValue": "8676000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
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  "date": "Fri Aug 23 2024 16:39:44 GMT+0530 (India Standard Time)",
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  "dayCount": "16",
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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"status": false
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"status": true
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"selectedBuildUpMeasurementType": "Sq. Ft."
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llmg_1724297650814_WhatsApp_Image_20240822_at_082110_3.jpeg",
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}
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"selfieWithSiteVisitImages": [
{
"status": false,
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llmg_1724297650821_WhatsApp_Image_20240822_at_082112_1.jpeg",
    "orientation": "portrait"
  }
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    "path": "cases/66c4667ec884d112334ca66a/externallmg_1724397395060_externa
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"compositionImages": [
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/66c4667ec884d112334ca66a/externallmg_1724397416786_externa
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  }
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      "orientation": "portrait"
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      "status": false,
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      "name": "Living Room",
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      "orientation": "portrait"
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      "name": "Living Room",
      "path": "cases/66c4667ec884d112334ca66a/externallmg_1724403671994_3.jpg",
      "orientation": "portrait"
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      "name": "Living Room",
      "path": "cases/66c4667ec884d112334ca66a/externallmg_1724403671993_2.jpg",
      "orientation": "portrait"
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    "max": "22973.00"
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  "builtUpRateRange": {
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  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "estimatedValue": "0.00",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
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  "isEditable": false
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"CHECKER": false,
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"PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"ownerName": "Sathaya Lachayya Thota",
"ownerPhoneNo": "8454974299",
"appAddress": "FLAT NO 1901 WING T1 JP NORTH IMPERIAL TOWER 1 VINAY
NAGAR NEXT TO RNA COMPLEX IRA ROAD THANE 401107",
"remark": "",
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "20/05/2019",
      "from": {
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    "label": "Promoter"
  },
  "Promoter": "Skylark Realtors Private Limited",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Sathaya Lachayya Thota & Rajeshwari Sathaya Thota",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": "4418-2019"
},
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"fileName":
"document_1724147239512_1724147237521_satyaya_thota_agreement.pdf"
},
{
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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": "No",
      "label": "No"
    },
    "No": " MB/MNP/NR/6368/2018-19"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "284707",
  "path": "cases/66c4667ec884d112334ca66a/document_1724400043522_CC.pdf",
  "fileName": "document_1724400043522_CC.pdf"
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"documentType": {
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"inputs": {
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  "nameOfApprovingAuthority": {
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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " P51700019613"
},
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"displayStatus": false,
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"fileName": "document_1724400085728_RERA_CErti.pdf"
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    "label": "Approved Building Plan"
  },
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    "documentDate": "28/01/2019",
    "nameOfApprovingAuthority": {
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " MB/MNP/NR/6368/2018-19"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "654509",
  "path": "cases/66c4667ec884d112334ca66a/
document_1724408082133_Plan_Copy.pdf",
  "fileName": "document_1724408082133_Plan_Copy.pdf"
}
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],
"caseNumber": "010696",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Aug 20 2024 15:18:46 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Sathaya Lachayya Thota",
    "phone": "8454974299",
    "ownershipShare": "",
    "email": "",
    "id": "634079"
  },
  {
    "name": "Rajeshwari Sathaya Thota",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "575499"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "12",
    "name": "Living Room",
    "length": "",
    "length1": "14",
    "length2": "3",
    "width": "",
    "width1": "9",
    "width2": "1",
    "totalArea": "129.44",
    "images": [],
  }
]
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"finalArea": "129.44",
"extraAreas": []
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Passage",
  "length": "10.58",
  "length1": "10",
  "length2": "7",
  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "29.99",
  "images": [],
  "finalArea": "29.99",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "5.83",
  "length1": "5",
  "length2": "10",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "21.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.87"
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  "measurementType": {
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    "label": "Square Feet"
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"length": "6.67",
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"width1": "6",
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"totalArea": "42.78",
"images": [],
"extraAreas": [],
"finalArea": "42.78"
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Cupboard",
  "length": "5.25",
  "length1": "5",
  "length2": "3",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "10.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.50"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "8.08",
  "length1": "8",
  "length2": "1",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "62.65",
  "images": [],
  "extraAreas": [],
  "finalArea": "62.65"
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},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Cupboard",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "2.08",
  "width1": "2",
  "width2": "1",
  "totalArea": "7.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "7.81"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
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  "width1": "9",
  "width2": "00",
  "totalArea": "81.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "81.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Passage",
  "length": "5.67",
  "length1": "5",
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"totalArea": "15.58",
"images": [],
"extraAreas": [],
"finalArea": "15.58"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Cupboard",
  "length": "2.25",
  "length1": "2",
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  "width2": "00",
  "totalArea": "4.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "4.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Toilet",
  "length": "5.75",
  "length1": "5",
  "length2": "9",
  "width": "4.08",
  "width1": "4",
  "width2": "1",
  "totalArea": "23.48",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.48"
},
{
```

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"measurementType": {
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  "label": "Square Feet"
},
"id": "11",
"name": "Cupboard",
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"length1": "7",
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"totalArea": "14.00",
"images": [],
"extraAreas": [],
"finalArea": "14.00"
}
],
"otherComposition": [
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "2.17",
  "length1": "2",
  "length2": "2",
  "width": "9.08",
  "width1": "9",
  "width2": "1",
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  "images": [],
  "extraAreas": [],
  "finalArea": "19.68",
  "percentageBeforeTotal": "19.68",
  "percentage": "100"
},
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{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "3.83",
  "length1": "3",
  "length2": "10",
  "width": "6.42",
  "width1": "6",
  "width2": "5",
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  "images": [],
  "extraAreas": [],
  "finalArea": "24.6",
  "percentageBeforeTotal": "24.60",
  "percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "3.50",
  "width1": "3",
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Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	14'3"	9'1"	129.44
Passage	10'7"	2'10"	29.99
Toilet	5'10"	3'9"	21.87
Kitchen	6'8"	6'5"	42.78
Cupboard	5'3"	2'00"	10.50
Bedroom	8'1"	7'9"	62.65
Cupboard	3'9"	2'1"	7.81
Bedroom	9'00"	9'00"	81.00
Passage	5'8"	2'9"	15.58
Cupboard	2'3"	2'00"	4.50
Toilet	5'9"	4'1"	23.48
Cupboard	7'00"	2'00"	14.00
Other Composition :			
Balcony Area	2'2"	9'1"	19.68
Balcony Area	3'10"	6'5"	24.60
Balcony Area	4'1"	3'6"	14.29
Balcony Area	3'00"	9'00"	27.00