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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
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  "purposeOfValuation": {
    "label": "Housing Loan",
    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6401aa2a0e28255fb44e5222"
    },
    "firstName": "Minakshi\t",
    "type": "CREDITOFFICER",
    "_id": "6524deba703d7c40db979df7",
    "lastName": "Ajila\t",
    "mobileNo": "",
    "workMobileNo": "9930375648",
    "email": "1bmmsro0630@centrabank.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17fa",
  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "6401aa2a0e28255fb44e5222",
  "name": "Kandivali East Branch",
  "branchCode": "",
  "mobileNo": "02228546591",
  "alternateMobileNo": "",
  "email": "bmmsro0630@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Ground Floor, G-Bungalow, Crystal Lane, Thakur Complex, Kandivali
east, Mumbai - 400 101 "
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
},
"zone": {
  "_id": "60f917e0f3dd69653a592221",
  "zoneName": "South Mumbai Zone"
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"staff": {
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    "type": "EMPLOYEE",
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  "_id": "60af6ae22ffdf65bcd65861d",
  "role": "PICKUPPERSON",
  "firstName": "Sunil",
  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
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  "profilePhoto": "users\\60af6ae22ffdf65bcd65861d\\
\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "66850df5d9f18310ed2e5d98",
  "role": "SITEENGINEER",
  "firstName": "Krishna",
  "email": "krishnagawade9@gmail.com",
  "lastName": "Gawde",
  "mobileNo": "9821646373",
  "designation": "Site Engg",
  "shortName": "Krishna",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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"rateVerifier": {
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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},
"maker": {
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  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
  "mobileNo": "9529385821",
  "designation": ""
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    "shortName": "PR",
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  "checker": {
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    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
    "shortName": "BS",
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  },
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    {
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        {
          "value": "IBBI/RV/07/2018/10366",
          "label": "Registered Valuer"
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      ],
      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
      "registrationNo": [
        {
          "title": {
            "label": "IBBI"
          },
          "_id": "60af80072ffdf65bcd658651",
          "number": "IBBI/RV/07/2018/10366"
        }
      ],
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        "title": {
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  "number": "CAT-I-F-1763"
},
{
  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
  },
  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
},
{
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    "value": "Registered_Valuer",
    "label": "Registered Valuer"
  },
  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
}
],
"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
"clientType": {
  "label": "Bank",
  "value": "BANK"
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"location": {
  "latitude": "19.267833349373124",
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    19.267833349373124
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  ],
  "visitedDate": [
    {
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      "dateTime": "2024-10-04",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-10-04",
      "remark": "MANUAL_IN_TASK"
    },
    {
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      "dateTime": "2024-10-04",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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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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"address": {
  "state": {
    "status": true,
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"key": "state",
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"label": true
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  "key": "country",
  "value": "Country - India",
  "label": false
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"village": {
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  "name": "Village",
  "key": "village",
  "value": "Mahajanwadi",
  "label": true
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"floorNo": {
  "status": true,
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  "key": "floorNo",
  "value": "4",
  "label": false
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"district": {
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  "key": "district",
  "value": "Thane",
  "label": true
},
"city": {
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  "name": "City",
  "key": "city",
  "value": "",
  "label": false
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  "key": "tahasilNo",
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  "key": "taluka",
  "value": "Thane ",
  "label": true
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  "value": "",
  "label": true
},
"buildingName": {
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  "name": "Building Name",
  "key": "buildingName",
  "value": "Abhilasha Residency Co-Op. Hsg. Soc. Ltd. ",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
  "value": "Near Penkarpada",
  "label": false
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"street2": {
  "status": false,
  "name": "Street 2",
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"key": "street2",
"value": "",
"label": false
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"landmark": {
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "D, Type - Q",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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"oldSurveyNumber": {
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  "key": "oldSurveyNumber",
  "value": "127/1, 2, 3, 5, 6, 8 & New Survey No. 49/1,2, 3, 5, 6",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "status": true,
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  "key": "selectNo",
  "value": "401 & 402",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "name": "SRO",
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"value": "",
"label": false
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  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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"postalCode": {
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  "name": "Postal Code",
  "key": "postalCode",
  "value": "PIN - 401 107",
  "label": false
},
"suburb": {
  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Mira Road (East)",
  "label": false
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},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
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"general": {
  "ownership": {
    "value": "Joint_Ownership",
    "label": "Joint Ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Mira_Bhayander_Municipal_Corporation",
    "label": "Mira Bhayander Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Datta Mandir Road ",
    "west": "Slum Area ",
    "south": "Abhilasha Residency Road ",
    "east": "Natasha Park 2 - Wing C"
  },
  "asPerDocumentAgreement": {
    "north": "Details not available ",
    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
  },
}
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"unitBoundaries": {
  "asPerActual": {
    "north": "Marginal Space ",
    "east": "Lift",
    "south": "Staircase ",
    "west": "Marginal Space "
  },
  "asPerDocument": {
    "north": "Details not available ",
    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per site inspection Flat No. 401 & 402 are internally merged. ",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "i) As per site inspection Flat No. 401 & 402 are internally merged.<br /

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>ii)As per site inspection, Actual Total Carpet area 704.00 Sq. Ft. (including Flower Bed & Dry Balcony Area) is more than Carpet area 548.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents for valuation.",

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"depreciationPercentage": "12",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "15164",
"depreciatedBuildingRate": "2464"
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"igrRate": {
"propertyName": "Flat",
"rate": "104300",
"landRate": "30700",
"igrImage": "cases/66fa3f6241b96a0db847a211/igr_1728018356115_Image.png",
"squareMeterGuideLineRate": "104300.00",
"squareFeetGuideLineRate": "9690.00"
},
"igrFinalRate": {
"floorRatePercentage": "0",
"depreciationPercentage": "92",
"rate": "9143.00",
"squareFeetGuideLineRate": "9143.00",
"squareMeterGuideLineRate": "98412.00"
},
"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
"label": "Medium"
},
"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
},
"propertyOccupiedByList": {
"value": "Seller_Occupied",
"label": "Seller Occupied"
},
"monthlyRent": "N.A",
"assessmentNo": "L020043406091 ",
"taxPaidHolderName": "Mr. Vijay Dayalal Mehta",
"taxAmount": "Rs. 7,202/-",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MBMC norms ",
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"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2016",
    "fullDate": "1/1/2016"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  }
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},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenancelssues": {
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"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
"value": "1",
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},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"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": "52",
"ageOfBuilding": "8",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
"area": "657.60",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/66fa3f6241b96a0db847a211/
routeMap_1728038167649_Image.png",
"routeLat": "19.267822",
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"routeLng": "72.871824",
"stationName": "Mira Road",
"routeDistance": "2.6 Km. ",
"routeStation": {
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "oms72t",
    "name": "oms72t",
    "image": "cases/66fa3f6241b96a0db847a211/
routeMap_1728038100359_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerName": "Mrs. Rekhaben Vallabhbhai Chauhan, Mr. Rakesh Vallabh Bhai
Chauhan & Mr. Vijay Vallabhbhai Chauhan",
"ownerPhoneNo": "9082146198",
"appAddress": "Flat no 401/402 4th floor D-wing Abhilasha Residency CHSL
Mahajanwadi Mira road East ",
"remark": "67 Lakh required Approx valu ",
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      "from": {
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      "Transferor": "Mr. Vijay Dayalal Mehta & Mrs. Smita Vijay Mehta ",
      "to": {
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      "Transferee": "Mrs. Rekhaben Vallabhbhai Chauhan, Mr. Rakesh Vallabh Bhai
Chauhan & Mr. Vijay Vallabhbhai Chauhan",
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"nameOfApprovingAuthority": {
  "value": "Mira_Bhayander_Municipal_Corporation",
  "label": "Mira Bhayander Municipal Corporation"
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"number": {
  "value": "No",
  "label": "No"
},
"No": "MB / MNP / NR / 400 / 2016 - 17"
},
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"fileName": "document_1727954372484_1727954370168_OCAbhilasha.pdf"
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    "label": "Commencement Certificate"
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      "label": "Mira Bhayander Municipal Corporation"
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      "label": "No"
    },
    "No": "MB / MNP / NR / 2322 / 2009 - 10"
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  "to": {
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    "label": "Seller"
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  "Seller": "Mr. Vijay Dayalal Mehta ",
  "number": {
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    "label": "Property No"
  },
  "Property_No": "L020043406091"
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"caseHistory": [
  {
    "id": "609225",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Sep 30 2024 11:34:18 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Rekhaben Vallabhchai Chauhan, Mr. Rakesh Vallabh Bhai Chauhan
& Mr. Vijay Vallabhchai Chauhan",
    "phone": "9082146198",
    "ownershipShare": ""
  }
]
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    "email": "",
    "id": "645018"
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    "length": "15.25",
    "length1": "15",
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    "width1": "9",
    "width2": "11",
    "totalArea": "151.23",
    "images": [],
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    "finalArea": "151.23"
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    "width1": "4",
    "width2": "4",
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    "label": "Square Feet"
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  "length2": "1",
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  "width2": "0",
  "totalArea": "114.08",
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "128.00",
  "length1": "128",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "128.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "128.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "Kitchen",
  "length": "10.58",
  "length1": "10",
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  "width": "8.42",
  "width1": "8",
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"totalArea": "89.08",
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"finalArea": "89.08"
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  "id": "5",
  "name": "Toilet",
  "length": "7.92",
  "length1": "7",
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  "width1": "3",
  "width2": "11",
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  "images": [],
  "extraAreas": [],
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  "name": "Toilet",
  "length": "7.92",
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  "width2": "9",
  "totalArea": "29.69",
  "images": [],
  "extraAreas": [],
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"otherComposition": [
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    "toBeAdded": {
      "label": "Carpet",
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"value": "Carpet"
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"name": {
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  "value": "Flower_Bed_Area"
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  "label": "Square Feet"
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"images": [],
"extraAreas": [],
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"percentage": "100"
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    "value": "Carpet"
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    "value": "Dry_Balcony_Area"
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 401 & 402, 4th Floor, Wing - D, Type - Q, Abhilasha
Residency Co-Op. Hsg. Soc. Ltd. , Near Penkarpada, Village - Mahajanwadi, Mira Road
(East), Taluka - Thane , District - Thane, PIN - 401 107, State - Maharashtra, Country -
India",
"addressForMap": "",
"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Mr. Vijay Dayalal Mehta",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Seller",
"siteVisitContactNo": "9167687919",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "20",
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"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 548.00",
"flatRate": "15500",
"landOtherRate": "12700",
"shopDetails": {
  "typeOfShops": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
"carpetTotal": "569.8100000000001",
"extendOfSiteRemark": "",
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"finalCarpetArea": "704.81",
"finalSalableArea": "852.82",
"otherCarpetTotal": "135.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 570.00\nFlower Bed Area in Sq.
Ft. = 87.00\nDry Balcony Area in Sq. Ft. = 48.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "135.00",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "leasePremium": "",
    "leaseRent": "",
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    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
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}
},
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"reportGeneratedDate": "Fri Oct 04 2024 15:10:59 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-10-04"

}

Name	Length	Width	Total
Composition :			
Living Room	15'3"	9'11"	151.23
Passage	6'2"	4'4"	26.72
Bedroom	11'4'1"	1'0"	114.08
Bedroom	12'8'00"	1'00"	128.00
Kitchen	10'7"	8'5"	89.08
Toilet	7'11"	3'11"	31.01
Toilet	7'11"	3'9"	29.69
Other Composition :			
Flower Bed Area	8'7'00"	1'00"	87.00
Dry Balcony Area	4'8'00"	1'00"	48.00