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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Narendra",
    "type": "CREDITOFFICER",
    "_id": "640f306e63e4271bcefdbba1",
    "lastName": "Gavale",
    "mobileNo": "",
    "workMobileNo": "9619072773",
    "email": "kalyan@cosmosbank.in"
  },
  "fees": {
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  },
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"organization": {
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  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "640f306e63e4271bcefd9e",
  "name": "Kalyan Khadakpada Branch",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "kalyan@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada
Kalyan West 421301\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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  "zoneName": "Mumbai & Aurangabad Zone"
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"staff": {
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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"rateVerifier": {
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  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"maker": {
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  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
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  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
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  {
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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        "title": {
          "label": "IBBI"
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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        "label": "FIIV"
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  }
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    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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    "number": "IBBI/RV/07/2018/10366"
  }
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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  "longitude": "73.04003623161124"
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    "remark": "MANUAL_IN_TASK"
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  {
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    "dateTime": "2024-10-18",
    "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "value": "Maharashtra",
    "label": true
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  "country": {
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    "name": "Country",
    "key": "country",
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"value": "Katemanivli",
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  "label": true
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Kalyan (East)",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
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  "key": "buildingName",
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
  "value": "Shankar Pawshe Road",
  "label": false
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  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "name": "Landmark",
  "key": "landmark",
  "value": "Saibaba Nagar",
  "label": false
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  "status": true,
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  "key": "wing",
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  "value": "",
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "45/8",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Internal renovation work under progress"
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  "doors": {
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    "label": "Internal renovation work under progress"
  },
  "windows": {
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    "label": "Internal renovation work under progress"
  },
  "fittings": {
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    "label": "Internal renovation work under progress"
  },
  "finishing": {
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    "label": "Internal Flat Renovation work was in progress"
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}
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"general": {
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}
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"populationClassList": {
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  "label": "Middle Class"
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Kalyan Dombivali Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
  "north": "Wing - B",
  "west": "Open Plot",
  "south": "Hanuman Nagar Road",
  "east": "Chawl / Parvati Apartment"
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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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"unitBoundaries": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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"taxies": {
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  "status": true
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"auto": {
  "title": "Auto",
  "status": true
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"privateCars": {
  "title": "Private Cars",
  "status": true
}
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"extraDetailOfProperty": "",
"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": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "At the time of site visit internal renovation work is in progress.",
  "depreciationPercentage": "10.5",
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "9237.5",
  "depreciatedBuildingRate": "2237.5"
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"igrRate": {
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  "rate": "46900",
  "landRate": "11600",
  "igrImage": "cases/6708da4e6d5ad2b2230bf7fe/igr_1729332328525_Image.png",
  "squareMeterGuideLineRate": "46900.00",
  "squareFeetGuideLineRate": "4357.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "93",
  "rate": "4128.00",
  "squareFeetGuideLineRate": "4128.00",
  "squareMeterGuideLineRate": "44429.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Internal Renovation work is in progress"
},
"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Stilt Car Parking Space Area 225 Sq. Ft.",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"value": "Good",
"label": "Good"
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"materialUsedList": {
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"structuralSafety": {
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"label": "Good"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceOfTheBuilding": {
"value": "Good",
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},
"maintenanceIssues": {
"value": "Information_not_available",
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
"value": "Information_not_available",
"label": "Information not available"
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},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
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"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6708da4e6d5ad2b2230bf7fe/
routeMap_1729253961076_Image.png",
    "routeLat": "19.222723",
    "routeLng": "73.143547",
    "stationName": "Kalyan",
    "routeDistance": "3.6 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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    "id": "zvv8q4",
    "name": "zvv8q4",
    "image": "cases/6708da4e6d5ad2b2230bf7fe/
routeMap_1729253291421_Image.png"
  }
]
},
"valuation": {
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    "costOfConstruction": "2120000.00",
    "depreciationPercentage": "10.5",
    "depreciatedCostOfConstruction": "222600.00",
    "totalFairMarketValue": "6493900.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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"outward": {
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "status": false
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  "percentage": "0.00",
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  "status": true
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      "orientation": "portrait"
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}
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externallmg_1729233611699_WhatsApp_Image_20241018_at_94048_AM.jpeg",
      "orientation": "portrait"
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      "status": false,
      "_id": "671202cb477b35348d3f0d2d",
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      "path": "cases/6708da4e6d5ad2b2230bf7fe/
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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  "builtUpRateRange": {
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  }
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    "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"isAdvanceInvoice": false,
"status": true,
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"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. 404, 4th Floor, Wing - A, Gajanan Apartment,
Saibaba Nagar, Shankar Pawshe Road, Village - Katemanivli, Taluka - Kalyan, District -
Thane, Kalyan (East), PIN Code - 421 306, State - Maharashtra, India",
"remark": "",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Developers"
      },
      "Developers": "M/s. Vinayak Construction",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Shri. Shivshankar R. Shukla & Smt. Sarita Shivshankar Shukla",
      "number": {
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        "label": "No"
      },
      "No": "6004/2016"
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  },
  {
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      "label": "Amended Commencement Certificate"
    },
  },
}
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"inputs": {
  "documentDate": "24/02/2014",
  "nameOfApprovingAuthority": {
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    "label": "Kalyan Dombivli Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "KDMC / NRV / BP / KV / 2012 - 2013 / 247 / 346"
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document_1729491564743_116456.pdf",
"fileName": "document_1729491564743_116456.pdf"
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  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / CC / KV / OCC / 81 / 17 "
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "nameOfApprovingAuthority": {
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    "label": "Kalyan Dombivli Municipal Corporation"
  },
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Shri. Shivshankar R. Shukla & Smt. Sarita Shivshankar Shukla",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "168075"
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"id": "238483",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Mon Oct 21 2024 11:54:32 GMT+0530 (India Standard Time)"
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    "label": "Property Tax Receipt"
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  "inputs": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
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      "label": "No"
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    "No": "667282"
  }
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    "createdAt": "Mon Oct 21 2024 11:55:37 GMT+0530 (India Standard Time)"
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    },
    "inputs": {
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      "remark": " issued by Praksis Consultants & Valuers Pvt. Ltd."
    },
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    "id": "442268",
    "uploadedBy": "627222afafd7d55eddeddd82",
    "createdAt": "Mon Oct 21 2024 11:57:20 GMT+0530 (India Standard Time)"
  }
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  "label": "Retail"
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"caseNumber": "011751",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "401639",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 11 2024 13:27:02 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Shivshankar R. Shukla & Smt. Sarita Shivshankar Shukla",
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"phone": "0000000000",
"ownershipShare": "",
"email": "",
"id": "159812"
}
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"name": "Living Room",
"length": "11.00",
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"length2": "00",
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"width2": "00",
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"images": [],
"extraAreas": [],
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},
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"label": "Square Feet"
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"width2": "00",
"totalArea": "102.00",
"images": [],
"extraAreas": [],
"finalArea": "102.00"
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"length1": "15",
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"width2": "00",
"totalArea": "150.00",
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"finalArea": "150.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
  "totalArea": "68.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "68.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length1": "3",
  "length2": "00",
  "width": "8.00",
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "14.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.00"
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    "label": "Square Feet"
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  "name": "WC",
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  "length1": "2",
  "length2": "00",
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  "width2": "00",
  "totalArea": "12.00",
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```
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  "width2": "0",
  "totalArea": "27.00",
  "images": [],
  "finalArea": "27.00",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Passage",
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  "length1": "5",
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  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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    "label": "Square Feet"
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  "name": "Balcony",
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  "length1": "4",
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  "width": "5.00",
  "width1": "5",
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    "value": "Dry_Balcony_Area"
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    "_id": "6710b9d547c6f80b8c4f4a21",
    "note": "Value confirmed - Pending for documents",
    "taskId": "6708da4eba5e64b24a335736",
    "createdAt": "2024-10-17T07:16:37.028Z"
  }
],
"createdAt": "2024-10-11T07:57:02.249Z",
"updatedAt": "2024-10-21T07:44:21.817Z",
"__v": 0,
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
```



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"caseReferredBy": "6410199a140f140ffc59b58c",
"contactPersonName": "Smt. Sarita Shivshankar Shukla",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "8766520171",
"reportGeneratedDate": "Mon Oct 21 2024 16:57:27 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-10-18",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 707.00",
"flatRate": "9500",
"landOtherRate": "7000",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"finalSaleablePercentage": "0",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + Bathroom +
WC + Passage + 2 Balcony",
"carpetTotal": "616.00",
"otherCarpetTotal": "119.00",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "119.00",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "808.50",
"finalCarpetArea": "735.00",
"finalSalableArea": "889.35",
"saleablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 629.00\nDry Balcony Area in Sq.
```

Ft. = 13.00  
Balcony Area in Sq. Ft. = 40.00  
Terrace Area in Sq. Ft. = 53.00  
Carpet Area in Sq. Ft. = 653.00  
Open Terrace Area in Sq. Ft. = 54.00

```
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
}
```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	11'00"	14'00"	154.00
Bedroom	17'00"	6'00"	102.00
Bedroom	15'00"	10'00"	150.00
Kitchen	17'00"	4'00"	68.00
Toilet	3'00"	8'00"	24.00
Bathroom	2'00"	7'00"	14.00
WC	2'00"	6'00"	12.00
Toilet	3'0"	9'0"	27.00
Passage	5'00"	5'00"	25.00
Balcony	4'00"	5'00"	20.00
Balcony	4'00"	5'00"	20.00

Other  
Composition :

Entrance	19'0"	2'0"	38.00
Cupboard	3'00"	5'00"	15.00
Dry Balcony Area	13'00"	1'00"	13.00
Terrace	1'00"	53'00"	53.00