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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
    "amalgamated": false,
    "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"
  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Shailesh",
    "type": "CREDITOFFICER",
    "_id": "6646d7b96f40574290c0f910",
    "lastName": "SSL",
    "mobileNo": "",
    "workMobileNo": "8850421348",
    "email": "shailesh.ssl@gmail.com"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
    "discussWithPerson": "Shailesh",
    "expectedFees": null,
    "quotedAmount": "2500"
  },
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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": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b9f4",
  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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"pickupPerson": {
  "type": "EMPLOYEE",
  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
profilePhoto_1722582806298_image.jpeg"
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "64e5a649daae6a1c98101989",
  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
},
"maker": {
  "type": "EMPLOYEE",
  "_id": "627221f4afd7d55eddeddcb4",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
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"mobileNo": "9769797568",
"designation": "",
"shortName": "P",
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},
"checker": {
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ]
  },
  {
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
      }
    ]
  }
]
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    "title": {
      "value": "FIIV",
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    "number": "CAT-I-F-1763"
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      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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      "label": "Registered Valuer"
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    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
  }
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"workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
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  "value": "BANK"
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"location": {
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  "longitude": "73.08020189146278"
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"geo": {
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  "coordinates": [
    73.08020189146278,
    19.181523880336062
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]
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"siteVisit": {
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  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-10-18",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "2BHK",
  "label": "2 BHK"
},
"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
  },
  "country": {
    "status": true,
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    "value": "India",
    "label": false
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  "village": {
    "status": true,
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"name": "Village",
"key": "village",
"value": "Gharivali",
"label": true
},
"floorNo": {
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  "key": "floorNo",
  "value": "8",
  "label": false
},
"buildingNo": {
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  "key": "buildingNo",
  "value": "15",
  "label": true
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"district": {
  "status": true,
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  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
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  "key": "city",
  "value": "",
  "label": false
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"tahasilNo": {
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  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Kalyan",
  "label": true
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  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Runwal Gardens Phase 2 Bldg. 13 - 17",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
  "value": "Kalyan Shilphata Road",
  "label": false
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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"wing": {
  "status": false,
  "name": "Wing",
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"key": "wing",
"value": "",
"label": true
},
"projectName": {
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "name": "Old Survey No.",
  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3 & Others of Village
- Gharivali, Survey No. 44/1, 44/2, 44/3, 44/4, 44/5A, 44/5B, 44/6A & Others",
  "label": true
},
"hisNo": {
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  "key": "hisNo",
  "value": "",
  "label": true
},
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "801",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
  "status": false,
  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
},
"policeStation": {
  "status": false,
  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
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"GUTNo": {
  "status": false,
  "name": "Gut No.",
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    "label": true
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    "value": "PIN Code - 421 204",
    "label": false
  },
  "suburb": {
    "status": true,
    "name": "Suburb",
    "key": "suburb",
    "value": "Dombivli (East)",
    "label": false
  }
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_door_frame,_Flush_doors_shutters",
    "label": "Teak Wood door frame, Flush doors shutters"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Internal Visit not allowed"
  }
}
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"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Mumbai_Metropolitan_Region_Development_Authority",
    "label": "Mumbai Metropolitan Region Development Authority"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
    "north": "Road",
    "west": "Building No. 16",
    "south": "Building No. 14",
    "east": "Parking Building"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "External Site Visit only",
      "east": "External Site Visit only",
      "south": "External Site Visit only",
      "west": "External Site Visit only"
    },
    "asPerDocument": {
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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
    }
  },
}
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"isDisplay": false,
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},
"whichTheLocalityIsServed": {
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Site Information, the composition of Residential Flat
is 2 Bedrooms + Living Room + Kitchen + 2 Toilets.",
"dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. SROT /
Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali- 01 / Vol - 51 / 794 / 2024 dated
02.08.2024 issued by MMRDA",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of visit, Builder has not allowed for Internal site inspection,
measurement and Internal Photographs of the property. The details about the property
has been provided by Customer Relationship Manager - Mr. Krishna Gupta (Contact
No. 9372619071).",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "63900",
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"landRate": "9600",
"igrImage": "cases/670f74e947c6f80b8c4ea0d1/igr_1729232994800_Image.png",
"squareMeterGuideLineRate": "67095.00",
"squareFeetGuideLineRate": "6233.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "63900.00",
  "squareMeterGuideLineRate": "67095.00",
  "squareFeetGuideLineRate": "6233.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "21,000/- (Expected rental income per month)",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MMRDA / KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "External Site Visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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"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": "Along with One (1) Commercial Car parking Space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2024",
"fullDate": "1/1/2024"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Good",
"label": "Good"
},
}
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"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": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
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"label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "8",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "737.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/670f74e947c6f80b8c4ea0d1/
routeMap_1729234597085_Image.png",
    "routeLat": "19.184118",
    "routeLng": "73.084547",
    "stationName": "Dombivli",
    "routeDistance": "5.5 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
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},
"finalLatLng": {
  "coordinates": [
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    0
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"type": "Point"
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"showLocation": {
  "latlng": false,
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  {
    "id": "k17iy",
    "name": "k17iy",
    "image": "cases/670f74e947c6f80b8c4ea0d1/
routeMap_1729234481143_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "11389.00"
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  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "",
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  "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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"paymentStatus": "PENDING",
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"ownerPhoneNo": "7303062267",
"appAddress": "Flat no. 801, 8th Floor, Building no. 15, Runwal Garden Phase 2,
Kalyan Dombivali ",
"remark": "Value confirm With Shobha madam ",
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      "label": "Agreement for sale"
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    "inputs": {
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      "remark": " (3 Pages from document)",
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        "label": "Promoter"
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      "Promoter": "Runwal Residency Private Limited",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Swati Bandyopadhyay And Sirsa Bandyopadhyay",
      "number": {
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        "label": "Document No"
      },
      "Document_No": "14471/2024"
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      "label": "RERA Certificate"
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        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "Document_No",
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    "createdAt": "Fri Oct 18 2024 12:52:33 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "Commencement Certificate"
    },
    "inputs": {
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        "label": "Mumbai Metropolitan Region Development Authority"
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      "number": {
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},
"isHardCopy": false,
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"createdAt": "Fri Oct 18 2024 12:54:27 GMT+0530 (India Standard Time)"
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    "label": "Occupancy Certificate"
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
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      "label": "Document No"
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  },
  "Document_No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali-01 / Vol - 51 / 794 / 2024"
},
"isHardCopy": false,
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"description": "Create Lead",
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"name": "Swati Bandyopadhyay And Sirsa Bandyopadhyay",
"phone": "7303062267",
"ownershipShare": "",
"email": "",
"id": "297935"
},
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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"label": "Square Feet"
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"squareMeterArea": "62.25",
"totalAreaDocument": "670",
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"docFinalBultUp": "737.00",
"docFinalBultUpSquareMeter": "68.47",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "297773"
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  "squareMeterArea": "54.16",
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  "percentage": "10"
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"expectedPrice": "6500000",
"expectedRate": "12264.15",
"builtUpExpectedRate": "11149.23",
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"id": "228033"
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  "builtUpArea": {
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    "squareMeterArea": "93.81",
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    "percentage": "10"
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"areaType": "Carpet",
"floor": "19",
"source": "https://www.99acres.com/",
"expectedPrice": "11500000",
"expectedRate": "12527.23",
"builtUpExpectedRate": "11388.39",
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  "builtUpArea": {
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    "expectedRate": "10437.66",
    "percentage": "10"
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"floor": "8",
"source": "Index_no.2",
"expectedPrice": "4018500",
"expectedRate": "11481.43",
"builtUpExpectedRate": "10437.66",
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"squareMeter": "32.52",
"id": "684995"
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    "squareMeterArea": "57.04",
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  "builtUpArea": {
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    "squareMeterArea": "62.75",
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    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "floor": "4",
  "source": "Index_no.2",
  "expectedPrice": "7089000",
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    "id": "824326"
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    "orientation": "portrait"
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Phase 2 Bldg. 13 - 17, Kalyan Shilphata Road, Village - Gharivali, Dombivli (East),
Taluka - Kalyan, District - Thane, PIN Code - 421 204, State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Other Composition :			