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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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    "label": "Direct"
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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": {
    "branch": {
      "_id": "64f2efcceb1f822256e0cc7b"
    },
    "firstName": "Chandan",
    "type": "CREDITOFFICER",
    "_id": "64f2efcceb1f822256e0cc7d",
    "lastName": "Kishore",
    "mobileNo": "",
    "workMobileNo": "7030544490",
    "email": "brmgr353@mahabank.co.in"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
  },
}
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "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"
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"client": {
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "64f2efcceb1f822256e0cc7b",
  "name": "Vashi Turbhe Branch",
  "branchCode": "",
  "mobileNo": "9699789032",
  "alternateMobileNo": "",
  "email": "brmgr353@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "P-17, Sector 1, Cldco Old Admin Building, Vashi, Navi Mumbai, 400703"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "60f90ffff3dd69653a591ae9",
  "zoneName": "THANE ZONE"
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"staff": {
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    "type": "EMPLOYEE",
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"_id": "656aa949cebbe1714411d21b",
"role": "FRONTDESK",
"firstName": "Priyanka",
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"lastName": "Pawar",
"mobileNo": "8928414480",
"shortName": "PCP",
"workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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"role": "SITEENGINEER",
"firstName": "Vaibhav",
"email": "vaib1234b@gmail.com",
"lastName": "Bhagat",
"mobileNo": "8779534609",
"designation": "Bachlore Of Engireeing",
"shortName": "Vaibhav",
"workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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"rateVerifier": {
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"role": "FRONTDESK",
"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
"workWithDocumentMaker": "60eeaeddf3dd69653a581316",
"profilePhoto": "users/64cde526dc9f3034f3fefa49/
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"maker": {
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"_id": "627222afafd7d55eddeddd82",
"role": "FRONTDESK",
"firstName": "Pratibha",
"email": "shilvanta_pratibha@yahoo.co.in",
"lastName": "Shilvanta",
"mobileNo": "9821518537",
"designation": "",
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"workWithDocumentMaker": "60f915d3f3dd69653a592199",
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"checker": {
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  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
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  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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},
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  {
    "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"
        },
        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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          "label": "FIIV"
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      }
    ]
  }
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      "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"
  }
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"shortName": "MBC",
"workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
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"clientType": {
  "value": "BANK",
  "label": "BANK"
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  "longitude": "72.96094091789699"
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"schedule": [],
"visitedDate": [
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    "remark": ""
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  {
    "status": "COMPLETED",
    "dateTime": "2024-11-07",
    "remark": "MANUAL_IN_TASK"
  }
]
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"marketAnalysisAndRemark": {
  "audioNotes": [],
  "remark": null,
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  "lumpsumValue": "1",
  "rateMax": "24000",
  "areaType": {
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    "Value": "Carpet",
    "name": "Carpet",
    "value": "Carpet"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
    "status": true,
    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "status": true,
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    "key": "country",
    "value": "India",
    "label": false
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"village": {
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  "key": "floorNo",
  "value": "21",
  "label": false
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  "key": "buildingNo",
  "value": "2",
  "label": true
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"district": {
  "status": true,
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  "key": "district",
  "value": "Thane",
  "label": true
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  "status": true,
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  "key": "city",
  "value": "Thane (West)",
  "label": false
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  "status": false,
  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
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"key": "taluka",
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  "value": "",
  "label": true
},
"buildingName": {
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  "key": "buildingName",
  "value": "Tulip",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
  "value": "Pokharan Road No. 2",
  "label": false
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
},
"landmark": {
  "status": true,
  "name": "Landmark",
  "key": "landmark",
  "value": "Mahavir Spring Project, Phase I",
  "label": false
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  "value": "",
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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"value": "",
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  "label": false
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  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "key": "postalCode",
  "value": "PIN Code - 400 610",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "Proposed RCC SLab"
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  "flooring": {
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    "value": "Proposed_Vitrified_tiles_flooring"
  },
  "doors": {
    "label": "Proposed Teak wood door frame with flush doors",
    "value": "Proposed_Teak_wood_door_frame_with_flush_doors"
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  "windows": {
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    "value": "Proposed_Powder_coated_aluminium_sliding_windows"
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  "fittings": {
    "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring",
    "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Concealed_wiring"
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  "finishing": {
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    "value": "Proposed_Cement_Plastering"
  }
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"general": {
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    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
  },
  "townplanApprovedByList": {
    "label": "Thane Municipal Corporation",
    "value": "Thane_Municipal_Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Pokharan Road No. 2",
    "east": "Tata Serein Complex"
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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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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
    },
    "asPerDocument": {
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      "west": "Details not available"
    }
  }
}
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    },
    "isDisplay": false,
    "title": "Boundaries of The Flat"
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  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
    },
    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "As per Approved Plan / Site information, the Composition of Flat will be 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage + Balcony + Cupboard Area (i.e. 3 BHK).",
  "dateOfIssusApprovePlan": " Copy of Approved Building Plan V.P. No..S04 / 0100 / 16 (2002 / 81) TMC / TD-DP / TPS / 4332 / 23 Dated 17.03.2023 issued by Thane Municipal Corporation. (As Download from RERA Site).",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "144500",
  "landRate": "56200",
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  "squareMeterGuideLineRate": "166175.00",
  "squareFeetGuideLineRate": "15438.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
  "rate": "144500.00",
  "squareMeterGuideLineRate": "166175.00",
  "squareFeetGuideLineRate": "15438.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "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 TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "value": "Building_Under_Construction"
  },
  "waterTank": {
    "label": "Proposed Municipal Water Supply",
    "value": "Proposed_Municipal_Water_Supply"
  },
  "pavementLaid": {
    "label": "Building Under Construction",
    "value": "Building_Under_Construction"
  },
  "carParking": "Proposed Along with One Basement Covered Car Parking Space",
  "constructionWorkStatus": {
    "label": "Under Construction",
    "value": "InProgress"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "label": "Residential",
    "value": "Residential"
  },
  "typeOfStructure": {
    "label": "R.C.C. Framed Structure",
    "value": "R.C.C._Framed_Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  },
  "qualityOfConstruction": {
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"label": "Building is under construction ",
"value": "Building_is_under_construction_"
},
"materialUsedList": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "Proposed_Connected_to_Municipal_Sewerage_System_",
"label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
"label": "Building Under Construction",
"value": "Building_Under_Construction"
},
"appearanceOfTheBuilding": {
"label": "Building is under construction ",
"value": "Building_is_under_construction_"
},
"maintenanceOfTheBuilding": {
"value": "UnderConstruction",
"label": "Building Under Construction"
},
"maintenanceIssues": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"visibleDamageInBuilding": {
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"value": "Building_Under_Construction"
},
"systemOfAirConditioning": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
}
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},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "Lower_Ground+_Upper_Ground_A+_Upper_Ground_B+_Upper_Stilt/_
(F.C.)/_Podium",
  "label": "Lower Ground + Upper Ground A + Upper Ground B + Upper Stilt / (F.C.) /
Podium"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "0",
"noOfFloors": "42",
"flatFloorNo": "21",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "10"
},
"finalPlinthArea": {
  "area": "926.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/672d9afcc31b244ff071152e/
routeMap_1731131261939_Image.png",
    "routeLat": "19.222112",
    "routeLng": "72.961417",
    "stationName": "Thane",
    "routeDistance": "5.3 Km",
    "routeStation": {
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      "label": "Railway Station"
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "4ywdm6",
    "name": "4ywdm6",
    "image": "cases/672d9afcc31b244ff071152e/
routeMap_1731131083812_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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Bharat Wadile",
"ownerPhoneNo": "9324745755",
"fullAddress": "Residential Flat No. 2105, 21st Floor, Building No 2, Tulip, Mahavir
Spring Project, Phase I, Pokharan Road No. 2, Village - Majiwade, Taluka - Thane,
District - Thane, Thane (West), PIN Code - 400 610, State - Maharashtra, India",
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        "label": "Developers"
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      "Developers": "M/s. Vinayak Developers ",
      "to": {
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        "label": "purchaser"
      },
      "purchaser": "Mr. Bharat Bhatu Wadile, Mrs. Archana Bharat Wadile & Mr. Mandar
Bharat Wadile",
      "number": {
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        "label": "No"
      },
      "No": "15528/2020"
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      "label": "No"
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    "nameOfApprovingAuthority": {
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      "label": "Thane Municipal Corporation"
    },
    "number": {
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      "label": "V.P. No."
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Bharat Wadile",
    "phone": "9324745755",
    "ownershipShare": "",
    "email": "",
    "id": "768672"
  }
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      "value": "Carpet"
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    "providedBy": {
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      "value": "Owner"
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    "providedByName": "Mr. Bharat Bhatu Wadile, Mrs. Archana Bharat Wadile & Mr.
Mandar Bharat Wadile",
    "providedByContactNo": "9324745755"
  }
],
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"expectedRate": "19000.00",
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Other			
Composition :			