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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Dinesh",
    "type": "CREDITOFFICER",
    "_id": "661790eb834794131c1f0f1b",
    "lastName": "SSL",
    "mobileNo": "",
    "workMobileNo": "9082173552",
    "email": "dinesh.pal@saurab.org"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "2500"
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "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": "",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Vinita",
  "email": "vinita.surve@vastukala.org",
  "lastName": "Surve",
  "mobileNo": "9820652818",
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        "label": "Registered Valuer"
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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    "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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],
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  "value": "BANK"
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"siteVisit": {
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      "remark": ""
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      "dateTime": "2024-11-11",
      "remark": "MANUAL_IN_TASK"
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  "rateMax": "21000",
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    "name": "Saleable",
    "value": "Saleable"
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  "underConstruction": false
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  "label": true
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  "value": "Thane",
  "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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  "key": "newSurveyNumber",
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  "label": true
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  "key": "CTSNo",
  "value": "",
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  "key": "selectNo",
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  "label": false
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  "key": "municipalityWardNo",
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
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  "key": "postalCode",
  "value": "PIN - 400 607",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Thane (West)",
  "label": false
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"flatSpecifications": {
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    "value": "rcc_Slab"
  },
  "flooring": {
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    "value": "VerifiedTileFlooring"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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    "value": "Concealed_Plumbing_with_Conduit_&_Concealed_Electrical_wiring"
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    "label": "Joint Ownership"
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    "value": "MiddleClass"
  },
  "populationGroupList": {
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    "value": "Urban"
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  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "east": "Dosti elicia Building "
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    "south": "Details not available ",
    "east": "Details not available "
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      "south": "Flat No. 307",
      "west": "Staircase "
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    "asPerDocument": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
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that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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"apfDetails": {
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  "compositions": []
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  "depreciatedCostOfConstruction": "21464",
  "depreciatedBuildingRate": "2464"
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"igrRate": {
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  "rate": "124100",
  "landRate": "47800",
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  "squareMeterGuideLineRate": "124100.00",
  "squareFeetGuideLineRate": "11529.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "92",
  "rate": "10962.00",
  "squareFeetGuideLineRate": "10962.00",
  "squareMeterGuideLineRate": "117996.00"
},
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Tenant Occupied",
    "value": "Tenant_Occupied"
  },
  "monthlyRent": "48,000/- Present 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 TMC norms ",
  "tenantName": "Mr. Hitesh Rupani<br />Occupied Since - Last 5 Years ",
  "maintenanceOfFlat": "Good "
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Along with One 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": {
    "label": "Residential",
    "value": "Residential"
  },
  "typeOfStructure": {
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    "value": "R.C.C._Framed_Structure"
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  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "value": "Good",
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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  "value": "0"
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"systemOfAirConditioning": {
  "value": "1",
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"label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"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": "0",
"noOfPodium": "5",
"noOfAmenityFloors": "0",
"noOfFloors": "28",
"flatFloorNo": "3",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1026.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/672f4f5b661d798c171b8732/
routeMap_1731410214074_Image.png",
    "routeLat": "19.231861",
    "routeLng": "72.975278",
    "stationName": "Thane",
    "routeDistance": "7.9 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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"type": "Point"
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  "finallatlng": false
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  {
    "id": "3084u",
    "name": "3084u",
    "image": "cases/672f4f5b661d798c171b8732/
routeMap_1731410143540_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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      "orientation": "landscape"
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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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  "isEditable": true
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  "isEditable": true
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"status": true,
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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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  "value": "LEAD"
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"empanelmentNo": [
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"status": true,
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"paymentStatus": "NA",
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"ownerName": "Mrs. Mahek D. Khatri & Mr. Deepak N. Khatri ",
"ownerPhoneNo": "9830774506",
"appAddress": "Flat no. B-308, 3rd Floor, Wing - B, Dosti Gracia, Ghodbandar Road,
Thane ",
"remark": "",
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      "from": {
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        "label": "Vendor"
      },
      "Vendor": "Mrs. Nalini Upasani & Mr. Pankaj Upasani",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Mahek D. Khatri & Mr. Deepak N. Khatri ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "12782 / 2016"
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      "label": "Draft Agreement for sale"
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      "from": {
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        "label": "Vendor"
      },
      "Vendor": "Mrs. Mahek D. Khatri & Mr. Deepak N. Khatri ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      }
    }
  }
]
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      "label": "Document No"
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  },
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Nov 12 2024 09:57:56 GMT+0000 (Coordinated Universal Time)"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "2007 / 32 / TMC / TDD / 230"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1731405761414_1731403663786_OC.pdf",
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  "uploadedBy": "62fe044a48a26047e6552796",
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      "label": "Thane Municipal Corporation"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "2007 / 32 / TMC / TDD / 387"
  },
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Nov 12 2024 10:07:43 GMT+0000 (Coordinated Universal Time)"
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Nov 09 2024 12:02:35 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Mahek D. Khatri & Mr. Deepak N. Khatri ",
    "phone": "9830774506",
    "ownershipShare": "",
    "email": "",
    "id": "268850"
  }
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"proposePurchasers": [
  {
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"phone": "",
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"ownershipShare": ""
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"providedBy": {
"label": "Owner",
"value": "Owner"
},
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"area": "904",
"providedByName": "Hitesh Rupani",
"providedByContactNo": "9830774506"
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"length": "10.83",
"length1": "10",
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"width": "18.33",
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"width2": "4",
"totalArea": "198.61",
"images": [],
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"name": "Extra ",
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"totalArea": "29.62"
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  "name": "extra ",
  "extraAreaType": "Add",
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  "width1": "8",
  "width2": "11",
  "totalArea": "89.17"
}
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"finalArea": "317.40000000000003"
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{
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    "value": "Square_Feet"
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  "name": "Dining",
  "length": "8.83",
  "length1": "8",
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  "width": "7.00",
  "width1": "7",
  "width2": "0",
  "totalArea": "61.83",
  "images": [],
  "extraAreas": [],
  "finalArea": "61.83"
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  "value": "Square_Feet"
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"length": "13.67",
"length1": "13",
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"width2": "2",
"totalArea": "43.28",
"images": [],
"extraAreas": [],
"finalArea": "43.28"
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  "measurementType": {
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  "width1": "7",
  "width2": "11",
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  "images": [],
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        "value": "Square_Feet"
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    "width2": "00",
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  "width1": "10",
  "width2": "9",
  "totalArea": "106.60",
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      "lastName": "Surve",
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Imperia Co-Op. Hsg. Soc. Ltd. , Ghodbunder Road, Village - Chitalsar Manpada, Thane
(West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, Country -
India",
"updatedBy": "60f9147bf3dd69653a591e8c",
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"email": "",
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2 Toilet",
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"buildingServicesRate": "2800",
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"finalCarpetConvertToBuiltUpPer": "20",
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"flatRate": "21800",
"landOtherRate": "19000",
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Name	Length	Width	Total
Composition :			
Living Room	10'10"	18'4"	198.61
Dining	8'10"	7'0"	61.83
Passage	13'8"	3'2"	43.28
Kitchen	11'3"	7'11"	89.06
Bedroom	9'11"	10'9"	106.60

Toilet	4'6"	5'1"	22.87
Bedroom	13'5"	10'5"	139.76
Toilet	4'5"	5'2"	22.82
Passage	5'4"	2'00"	10.67
Other Composition :			
Balcony Area	8'7"	2'5"	20.74
Dry Balcony Area	1'9"	2'11"	5.10