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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Mrugesh ",
    "type": "CREDITOFFICER",
    "_id": "65fc1a175ca1625e505ac979",
    "lastName": "Thakkat",
    "mobileNo": "",
    "workMobileNo": "9869375321",
    "email": "louiswadiou@svcbank.com"
  },
  "fees": {
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    "propertyValue": "",
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    "expectedFees": null,
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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"
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"client": {
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  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "64d752c872fe957847117f2d",
  "name": "Louiswadi Branch",
  "branchCode": "",
  "mobileNo": "9152800052",
  "alternateMobileNo": "",
  "email": "louiswadiou@svcbank.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Unit No. 5, Sun Magnetica, Louiswadi, Near LIC Office, Service Road,
Thane (West) - 400604 "
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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  "zoneName": "PAN INDIA"
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"staff": {
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
  "profilePhoto": "users/656aa949cebbe1714411d21b/
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
  "shortName": "AS",
  "workWithDocumentMaker": "",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
  "shortName": "P",
  "workWithDocumentMaker": "",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "prajakta@vastukala.org",
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"lastName": "Patil",
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"checker": null,
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        "label": "Registered Valuer"
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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        "title": {
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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          "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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},
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  "label": "BANK"
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  "longitude": "72.81123085860814"
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "1BHK",
  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "name": "Country",
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"value": "Nilemore",
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  "label": true
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  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "buildingName",
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  "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
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  "label": false
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  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "label": false
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  "label": false
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  "key": "policeStation",
  "value": "",
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  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"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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"townplanApprovedByList": {
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"label": "Vasai Virar City Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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"north": "Ayan Residency",
"west": "Yashwant Gaurav Road",
"south": "Wing - A",
"east": "Ayan Residency Block-7 Building"
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"asPerDocumentAgreement": {
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"west": "Details not available",
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"east": "Details not available"
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"unitBoundaries": {
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"south": "Passage",
"west": "Flat No. 305 & Lift"
},
"asPerDocument": {
"north": "Marginal Space",
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"west": "Flat No. 305 & Lift"
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  "taxies": {
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans Document No.
VVCMC / T.P. / AMEND / BP / VP / 0590 / 0168 / 2012 - 13 dated 15.01.2023 issued by
Vasai Virar City Municipal Corporation",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "There are derivations mentioned in the remarks",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1. As per Approved plan, the composition of Residential flat is M.P. Room
+ Alcove + Balcony + Bathroom + W.C. + Passage (1RK+Balcony Area) But as per Site
Inspection, Alcove area converted into Bedroom & Balcony and passage area
converted into Kitchen. At present, the composition of flat is 1 Bedroom + Living room +
Kitchen + Bath + W.C. (1BHK flat). 2. As per Site visit, there are two lifts. At present,
one lift is working & another lift is not installed.",
  "depreciationPercentage": "9",
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  "depreciatedCostOfConstruction": "5266",
  "depreciatedBuildingRate": "2366"
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"igrRate": {
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  "rate": "52700",
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  "squareMeterGuideLineRate": "52700.00",
  "squareFeetGuideLineRate": "4896.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "94",
  "rate": "4686.00",
  "squareFeetGuideLineRate": "4686.00",
  "squareMeterGuideLineRate": "50444.00"
},
"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "7,000/- 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 VVCMC norms",
  "tenantName": "Mr. Fakhree Alam",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2018",
    "fullDate": "1/1/2018"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed"
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  "qualityOfConstruction": {
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"materialUsedList": {
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},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
"maintenanceIssues": {
"value": "1",
"label": "Yes"
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"value": "1",
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "7"
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"finalPlinthArea": {
  "area": "424.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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routeMap_1732522079612_Image.png",
    "routeLat": "19.432787",
    "routeLng": "72.811532",
    "stationName": "Nallasopara",
    "routeDistance": "3.3 Km",
    "routeStation": {
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  {
    "id": "jnxkn",
    "name": "jnxkn",
    "image": "cases/67405548e077c54e532721b4/
routeMap_1732521611103_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "wardrobesQty": "0",
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  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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      "orientation": "landscape"
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    "orientation": "portrait"
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    "name": "Living Room",
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      "name": "Living Room",
      "path": "cases/67405548e077c54e532721b4/
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      "orientation": "portrait"
    }
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    "max": "7200.00"
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  "builtUpRateRange": {
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    "max": "6000.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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  "ratePerUnit": "0.00",
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"isEditable": true
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"status": true,
"isEditable": false
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"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
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"DELIVERY": false,
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"COMPLETED": false
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"status": true,
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"invoiceIds": [],
"paymentIds": [],
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"ownerPhoneNo": "9136809391",
"fullAddress": "Residential Flat No. 306, 3rd Floor, Wing - B, Royal Plaza, Next to
Yashwant Gaurav, Village - Nilemore, Taluka - Vasai, District - Palghar, Nallasopara
(West), PIN Code - 401 203, State - Maharashtra, India",
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "28/06/2016",
      "from": {
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        "label": "The Builders"
      },
      "The_Builders": "M/s. Royal Homes Construction Co.",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Sunil Daroga Singh & Mrs. Neelam Sunil Singh",
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  },

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},
{
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    "label": "Assessment Order"
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  "inputs": {
    "documentDate": "31/01/2012",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "VVCMC / TP / CC / VP-0590 / 2182"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/67405548e077c54e532721b4/
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Mon Nov 25 2024 07:32:47 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "Revised Development Permission Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    }
  }
}
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  "fileName": "document_1732520039055_208288.pdf"
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    "label": "Approved Building Plan"
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      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
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dated 15.01.2023"
  },
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  "displayStatus": true,
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Dec 03 2024 06:37:55 GMT+0000 (Coordinated Universal Time)"
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  "label": "Retail"
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"caseHistory": [
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Fri Nov 22 2024 09:56:24 GMT+0000 (Coordinated Universal Time)"
}
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"owners": [
{
"name": "Mr. Sunil Daroga Singh & Mrs. Neelam Sunil Singh",
"phone": "9136809391",
"ownershipShare": "",
"email": "",
"id": "194005"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"label": "Square Feet"
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"name": "Living Room",
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"width": "11.58",
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"width2": "7",
"totalArea": "98.46",
"images": [],
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"extraAreas": []
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"value": "Square_Feet",
"label": "Square Feet"
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"name": "Bedroom",
"length": "9.00",
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"length2": "0",
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"width1": "7",
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    "label": "Square Feet"
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  "id": "6",
  "name": "Kitchen",
  "length": "7.83",
  "length1": "7",
  "length2": "10",
  "width": "6.50",
  "width1": "6",
  "width2": "6",
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  "images": [],
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  "extraAreas": []
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    "label": "Square Feet"
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  "length": "4.00",
  "length1": "4",
  "length2": "0",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
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  "images": [],
  "finalArea": "17.67",
  "extraAreas": []
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  "name": "WC",
  "length": "2.92",
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  "length2": "11",
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  "width2": "4",
  "totalArea": "9.72",
  "images": [],
  "finalArea": "9.72",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "4.75",
  "length1": "4",
  "length2": "9",
  "width": "2.67",
  "width1": "2",
  "width2": "8",
  "totalArea": "12.67",
  "images": [],
  "finalArea": "12.67",
  "extraAreas": []
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"otherComposition": [
  {
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      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flower Bed Area",
      "value": "Flower_Bed_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
  },
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  "length": "2.25",
  "length1": "2",
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  "width": "8.50",
  "width1": "8",
  "width2": "6",
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  "images": [],
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  "finalArea": "19.12",
  "percentageBeforeTotal": "19.12",
  "percentage": "100"
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{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "2.08",
  "length1": "2",
  "length2": "1",
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  "width1": "9",
  "width2": "0",
  "totalArea": "18.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.75",
  "percentageBeforeTotal": "18.75",
  "percentage": "100"
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{
  "toBeAdded": {
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```

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    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
  "measurementType": {
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    "label": "Square Feet"
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  "length": "2.25",
  "length1": "2",
  "length2": "3",
  "width": "6.33",
  "width1": "6",
  "width2": "4",
  "totalArea": "14.25",
  "images": [],
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  "finalArea": "14.25",
  "percentageBeforeTotal": "14.25",
  "percentage": "100"
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"externalReport": [],
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
    },
    "id": "677008",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "424",
    "squareMeterArea": "39.39",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
]
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"images": [],
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      "squareMeterArea": "27.10",
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      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "32.52",
      "expectedRate": "6000.00",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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Name	Length	Width	Total
Composition :			
Living Room	8'6"	11'7"	98.46
Bedroom	9'0"	7'11"	71.25
Kitchen	7'10"	6'6"	50.92
Bathroom	4'0"	4'5"	17.67
WC	2'11"	3'4"	9.72
Passage	4'9"	2'8"	12.67
Other Composition :			
Flower Bed Area	2'3"	8'6"	19.12
Flower Bed Area	2'1"	9'0"	18.75
Dry Balcony	2'3"	6'4"	14.25