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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Sayali",
    "type": "CREDITOFFICER",
    "_id": "64bb68b0a87c525d5c04abb3",
    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
  },
  "fees": {
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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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RACPC Kalyan",
  "email": "cord.racpckalyan@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan
Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103 \n\n",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {
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  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
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},
"siteEngineer": {
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  "_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": {
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
  "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
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},
"maker": {
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
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"checker": {
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  {
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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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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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "label": "BANK"
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"location": {
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    "value": "India",
    "label": false
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    "value": "Mohone",
    "label": true
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  "label": true
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  "label": false
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  "key": "landmark",
  "value": "Shantaram Pride Type - A Co-Op. Hsg. Soc. Ltd., Opp. Shantaram Patil
School",
  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "key": "CTSNo",
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "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 "
  },
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    "label": "Cement Plastering + POP Finish"
  }
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Kalyan Dombivali Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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"east": "Type - E"
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  "east": "Details not available"
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    "east": "Marginal Space",
    "south": "Marginal Space",
    "west": "Passage"
  },
  "asPerDocument": {
    "north": "Flat No. 1405",
    "east": "Marginal Space",
    "south": "Marginal Space",
    "west": "Passage"
  },
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  "title": "Boundaries of The Flat"
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  "taxies": {
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Building Completion Certificate is received may be assumed that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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  "compositions": []
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  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "41400",
  "landRate": "7100",
  "igrImage": "cases/67415ecdd1078a4ea7f9077d/igr_1732689199735_Image.png",
  "squareMeterGuideLineRate": "45540.00",
  "squareFeetGuideLineRate": "4231.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "95",
  "rate": "4052.00",
  "squareMeterGuideLineRate": "43618.00",
  "squareFeetGuideLineRate": "4052.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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"assessmentNo": "Details not available",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Electricity Bill Consumer No.020161322343",
"meterCardHolderName": " Kavita Avinash Badhe",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per KDMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "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": "Stilt / Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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"month": "1",
"year": "2020",
"fullDate": "1/1/2020"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "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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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
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"label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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  "value": "0",
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Part_Building_Completion_Certificate",
  "label": "Part Building Completion Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "14",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "640.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1732704786043_Image.png",
    "routeLat": "19.260076",
    "routeLng": "73.173877",
    "stationName": "Ambivali",
    "routeDistance": "1.6 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "vqasv",
    "name": "vqasv",
    "image": "cases/67415ecdd1078a4ea7f9077d/
routeMap_1732704192240_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  }
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"showcasesQty": "0",
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "",
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"door": {
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  "status": false
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  "status": false
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  "status": true
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      "orientation": "portrait"
    }
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  "orientation": "landscape"
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  "orientation": "landscape"
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  "path": "cases/67415ecdd1078a4ea7f9077d/
externallmg_1732596014807_WhatsApp_Image_20241125_at_65946_PM_1.jpeg",
  "orientation": "portrait"
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  "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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  {
    "status": false,
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    "orientation": "landscape"
  },
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    "orientation": "landscape"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "9636.00"
  },
  "builtUpRateRange": {
    "min": "6999.00",
    "max": "8760.00"
  },
  "saleableRateRange": {
    "min": "5833.00",
    "max": "7300.00"
  }
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    "status": true,
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  "quantity": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"PAYMENT_COLLECT": false,
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "582.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"ownerName": "Mr. Avinash Balu Badhe & Mrs. Kavita Avinash Badhe",
"ownerPhoneNo": "8369735193",
"fullAddress": "Residential Flat No. 1406, 14th Floor, Building No Type - A, Shantaram
Pride, Shantaram Pride Type - A Co-Op. Hsg. Soc. Ltd., Opp. Shantaram Patil School,
Village - Mohone, Taluka - Kalyan, District - Thane, Ambivali (East), PIN Code - 421
102, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
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      "Promoter": "M/s. Mauli Krupa Developers ",
      "to": {
        "value": "purchaser",
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  },
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  "number": {
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    "label": "No"
  },
  "No": "2549/2020"
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"uploadedBy": "656aa949cebbe1714411d21b",
"createdAt": "Sat Nov 23 2024 04:49:17 GMT+0000 (Coordinated Universal Time)"
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700003488"
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"uploadedBy": "627222afafd7d55eddeddd82",
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},
{
  "documentType": {
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    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / BP/ KV / 2012-2013 / 332 /142"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/67415ecdd1078a4ea7f9077d/
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  "id": "578529",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Wed Nov 27 2024 11:08:08 GMT+0000 (Coordinated Universal Time)"
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    "label": "Building Completion Certificate"
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  "inputs": {
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    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / CC / KV / OCC / 605 / 20"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/67415ecdd1078a4ea7f9077d/
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  "inputs": {
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    "number": {
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      "label": "Consumer No"
    },
    "Consumer_No": "020161322343"
  },
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  "path": "cases/67415ecdd1078a4ea7f9077d/
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  "id": "625294",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Wed Nov 27 2024 11:12:25 GMT+0000 (Coordinated Universal Time)"
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  "documentType": {
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    "label": "Society Share Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
      "label": "SOCIETY"
    },
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Avinash Badhe & Kavita Badhe",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "107"
  },
  "isHardCopy": false,
  "displayStatus": true,
}
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    "id": "995071",
    "uploadedBy": "627222afafd7d55eddeddd82",
    "createdAt": "Wed Nov 27 2024 11:15:29 GMT+0000 (Coordinated Universal Time)"
  }
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
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"caseNumber": "012540",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "619101",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Nov 23 2024 04:49:17 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Avinash Balu Badhe & Mrs. Kavita Avinash Badhe",
    "phone": "8369735193",
    "ownershipShare": "",
    "email": "",
    "id": "908458"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "767515",
    "name": "Living Room",
    "length": "11.00",
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    "length2": "00",
    "width": "16.00",
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"width2": "00",
"totalArea": "176.00",
"images": [],
"extraAreas": [],
"finalArea": "176.00"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "108.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "108.00"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.00",
  "length1": "9",
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  "width2": "00",
  "totalArea": "81.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "81.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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  "name": "Kitchen",
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  "width1": "8",
  "width2": "00",
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  "finalArea": "56.00"
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  "length1": "3",
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  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.00"
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{
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    "label": "Square Feet"
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  "length2": "0",
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  "width1": "9",
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"extraAreas": []
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    "label": "Square Feet"
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  "length1": "4",
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  "totalArea": "28.00",
  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "length1": "2",
  "length2": "00",
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  "width1": "3",
  "width2": "00",
  "totalArea": "6.00",
  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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"totalArea": "26.00",
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],
"otherComposition": [
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    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
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    "label": "Square Feet"
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  "length": "3.00",
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  "width2": "00",
  "totalArea": "15.00",
  "images": [],
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  "percentageBeforeTotal": "15.00",
  "percentage": "100"
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{
  "toBeAdded": {
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    "label": "Agreement for sale"
  },
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  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "54.07",
  "totalAreaDocument": "582",
  "docBultupPercentage": "10",
  "docFinalBultUp": "640.20",
  "docFinalBultUpSquareMeter": "59.48",
  "docSaleablePercentage": "",
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  "id": "117122"
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    "builtUpArea": {
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      "squareMeterArea": "31.82",
      "expectedRate": "8759.12",
      "percentage": "10"
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    "saleableArea": {
      "area": "411.00",
      "squareMeterArea": "38.18",
      "expectedRate": "7299.27",
      "percentage": "20"
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    "printlnReport": true,
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    "area": "411",
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    "expectedRate": "7299.270072992701",
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    "expectedRate": "8298.13",
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    "squareMeterArea": "48.20",
    "expectedRate": "7516.77",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "57.84",
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    "orientation": "portrait"
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  "path": "cases/67415ecdd1078a4ea7f9077d/externalDocuments/1732770961737_A
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  },
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- State Bank of India ( RACPC Kalyan ).xlsx",
  "filename": "1732689244711_Avinash_Balu_Badhe__Mrs_Kavita_Avinash_Badhe_
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_Avinash_Balu_Badhe__Mrs_Kavita_Avinash_Badhe___Flat_No_1406___State_Ban
k_of_India__RACPC_Kalyan_.xlsx",
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    "firstName": "Binumon",
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      "lastName": "Moozhickal",
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    },
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    "status": true,
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    "createdAt": "2024-11-28T04:53:36.966Z"
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  {
    "createdBy": {
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      "firstName": "Binumon",
      "lastName": "Moozhickal",
      "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
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"contactPersonName": "Ms. Badhe",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner's Daughter",
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"siteVisitContactNo": "8369735193",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 582.00",
"flatRate": "8800",
"landOtherRate": "6000",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"reportGeneratedDate": "Thu Nov 28 2024 10:30:08 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-11-25",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
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    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
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    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
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"builtupPercentage": "10",
"carpetTotal": "535.00",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 530.00\nOpen Terrace Area in Sq. Ft.
= 52.00\n",
"finalBuiltupArea": "660.00",
"finalCarpetArea": "600.00",
"finalSalableArea": "726.00",
"otherCarpetTotal": "65.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 509.00\nBalcony Area in Sq. Ft.
= 26.00\nDry Balcony Area in Sq. Ft. = 15.00\nTerrace Area in Sq. Ft. = 50.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage +
Balcony",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "65.00",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0"
}

```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	11'00"	16'00"	176.00
Bedroom	12'00"	9'00"	108.00
Bedroom	9'00"	9'00"	81.00
Kitchen	7'00"	8'00"	56.00
Toilet	3'00"	9'00"	27.00
Toilet	3'0"	9'0"	27.00
Passage	4'00"	7'00"	28.00
Passage	2'00"	3'00"	6.00
Balcony	13'00"	2'00"	26.00

Other  
Composition :

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Dry Balcony Area	3'00"	5'00"	15.00
Terrace Area	5'00"	10'00"	50.00

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