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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
  },
  "leadFrom": {
    "value": "Direct",
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  "purposeOfValuation": {
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    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
    "value": "Fair_Market_Value",
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  "creditOfficer": {
    "branch": {
      "_id": "660261575ca1625e505fc5d2"
    },
    "firstName": "Anindya ",
    "type": "CREDITOFFICER",
    "_id": "660261575ca1625e505fc5d4",
    "lastName": "Dewan",
    "mobileNo": "",
    "workMobileNo": "9167406716",
    "email": "thaeas@bankofbaroda.com"
  },
  "fees": {
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    "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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Thane East Branch",
  "branchCode": "",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "thaeas@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Thane East Branch, Ratan House, Kopari Colon Near Anand Talkies, Pal
Road, Thane (East)-400603"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "zoneName": "Mumbai Zone"
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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",
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},
"siteEngineer": {
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  "_id": "67165336b6604b3dd61dccb0",
  "role": "SITEENGINEER",
  "firstName": "Nitin",
  "email": "virkar.nitin7191@gmail.com",
  "lastName": "Virkar",
  "mobileNo": "8369163552",
  "designation": "",
  "shortName": "Nitin",
  "workWithDocumentMaker": "60f9343b45132d6a6bdd96e8"
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"rateVerifier": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"maker": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
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  "mobileNo": "9769797568",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
      }
    ],
    {
      "title": {
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    "value": "FIIV",
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  "title": {
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    "label": "Chartered Engineer"
  },
  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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    "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"
}
]
},
"clientType": {
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  "label": "BANK"
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"location": {
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"geo": {
  "type": "Point",
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"siteVisit": {
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  "schedule": [],
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      "status": "COMPLETED",
      "dateTime": "2024-12-02",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"compositionFlatType": {
  "value": "2BHK",
  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "name": "State",
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    "value": "Maharashtra",
    "label": true
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Ulwe Node",
    "label": true
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  "value": "",
  "label": true
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  "value": "Raigad",
  "label": true
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  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "name": "Taluka",
  "key": "taluka",
  "value": "Panvel",
  "label": true
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  "name": "Plot No.",
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"value": "19",
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  "label": false
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  "key": "selectArea",
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  "label": true
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  "value": "",
  "label": false
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  "key": "landmark",
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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"label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "",
  "label": true
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "1003",
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"label": false
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"municipalityWardNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "status": true,
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    "key": "suburb",
    "value": "Navi Mumbai",
    "label": false
  }
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
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"value": "MiddleClass",
"label": "Middle Class"
},
"populationGroupList": {
"value": "Urban",
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"value": "CIDCO",
"label": "City Industrial Development Corporation of Maharashtra"
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
},
"asPerActualAgreement": {
"north": "Today Imperia Tower",
"west": "Open Plot",
"south": "Road",
"east": "Road"
},
"asPerDocumentAgreement": {
"north": "Plot No. 20",
"west": "Plot No. 18",
"south": "24.00 Mt. Wide Road",
"east": "24.00 Mt. Wide Road"
},
"unitBoundaries": {
"asPerActual": {
"north": "Passage",
"east": "Marginal Space",
"south": "Marginal Space",
"west": "Marginal Space"
},
"asPerDocument": {
"north": "Lobby & Lift",
"east": "Marginal Space",
"south": "Marginal Space",
"west": "Marginal Space"
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"setDisplay": false,
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},
"whichTheLocalityIsServed": {
"buses": {
"title": "Buses"
}
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    "auto": {
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    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. CIDCO /
BP - 8161 / TPO (NM & K) / 2015 / 225 dated 11.03.2015 issued by CIDCO",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 742.00 Sq. Ft. & Built up
area is 890.40 Sq. Ft. which is more than Built up area 799.00 Sq. Ft. mentioned in the
documents provided to us. We have considered area mentioned in the documents.
Hence, to give proper weightage to the value of the property, higher rate i.e. 13,149/-
per Sq. Ft. (after depreciation) is considered.",
  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "13149",
  "depreciatedBuildingRate": "2249"
},
"igrRate": {
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  "rate": "82500",
  "landRate": "20400",
  "igrImage": "cases/674960e8d1078a4ea7fc865f/igr_1733203014789_Image.png",
  "squareMeterGuideLineRate": "86625.00",

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"squareFeetGuideLineRate": "8048.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "91",
  "rate": "7494.00",
  "squareFeetGuideLineRate": "7494.00",
  "squareMeterGuideLineRate": "80665.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "25,000/- (Expected rental income per month)\n",
  "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 CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
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  "roof": {
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    "label": "R. C. C. Slab"
  },
}
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"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Along with One Stilt Car Parking Space No. 01",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2015",
  "fullDate": "1/1/2015"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
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},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
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    "value": "Part_Ground_and_Part_Stilt",
    "label": "Part Ground + Part Stilt"
  },
  "yearOfConstructionAsPer": {
    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "51",
  "ageOfBuilding": "9",
  "noOfBasement": "",
  "noOfPodium": "1",
  "noOfAmenityFloors": "",
  "noOfFloors": "14",
  "flatFloorNo": "10",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "799.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1733208783469_Image.png",
    "routeLat": "18.963797",
    "routeLng": "73.018203",
    "stationName": "Kharkopar",
    "routeDistance": "1.1 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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"showLocation": {
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    "id": "4dolw",
    "name": "4dolw",
    "image": "cases/674960e8d1078a4ea7fc865f/
routeMap_1733208728813_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
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  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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    "orientation": "portrait"
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    "name": "Living Room",
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  "builtUpRateRange": {
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  "status": true,
  "isEditable": true
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"status": true,
"isEditable": false
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"RATE_VERIFY": false,
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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type": "CASE",
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"ownerName": "Mr. Pravin Shridhar Jaydeokar & Mrs. Rashmi Pravin Jaydeokar",
"ownerPhoneNo": "9930238937",
"fullAddress": "Residential Flat No. 1003, 10th Floor, Tejas Heights Co-op. Hsg. Soc.
Ltd., Plot No. 19, Sector 17, Kharkopar, Village - Ulwe Node, Navi Mumbai, Taluka -
Panvel, District - Raigad, PIN Code - 410 206, State - Maharashtra, India",
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    "inputs": {
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      "from": {
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        "label": "Builder"
      },
      "Builder": "M/s. Tejas Enterprises",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
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      "purchaser": "Mr. Pravin Shridhar Jaydeokar & Mrs. Rashmi Pravin Jaydeokar",
      "number": {
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        "label": "Document No"
      },
      "Document_No": "1857/2013"
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    "label": "Agreement for sale"
  },
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    "amount": "4278960/-",
    "from": {
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      "label": "The Builders"
    },
    "The_Builders": "M/s. Tejas Enterprises",
    "to": {
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    },
    "No": "1857/2013"
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  "fileName": "document_1733116935460_jadevkar_ulwe.pdf"
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    "label": "Occupancy Certificate"
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      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra ltd."
    },
    "number": {
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      "label": "Document No"
    }
  }
}
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11.03.2015"
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  "displayStatus": true,
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  "fileName": "document_1733142051759_153892.pdf"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "CIDCO / ATPO / 1467 "
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  "uploadedBy": "627221f4afd7d55eddeddb4",
  "createdAt": "Tue Dec 03 2024 07:15:29 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "Society Share Certificate"
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  "inputs": {
    "documentDate": "01/01/2019",
    "to": {
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    "label": "purchaser"
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    "label": "Document No"
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  "Document_No": "38"
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"uploadedBy": "627221f4afd7d55eddeddb4",
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  "label": "Retail"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 29 2024 06:36:24 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Pravin Shridhar Jaydeokar & Mrs. Rashmi Pravin Jaydeokar",
    "phone": "9930238937",
    "ownershipShare": "",
    "email": "",
    "id": "898358"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"width2": "6",
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"images": [],
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  "length2": "4",
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  "width2": "3",
  "totalArea": "49.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "49.00"
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    "label": "Square Feet"
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  "width2": "8",
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  "images": [],
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  "name": "Passage",
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  "images": [],
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.92",
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  "width2": "6",
  "totalArea": "143.79",
  "images": [],
  "extraAreas": [],
  "finalArea": "143.79"
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{
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    "label": "Square Feet"
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  "name": "Passage",
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  "width2": "1",
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  "images": [],
  "finalArea": "26.56",
  "extraAreas": []
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      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
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  }
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Name	Length	Width	Total
Composition :			
Living Room	9'9"	22'6"	219.37
Dining	9'4"	5'3"	49.00

Kitchen	7'1"	12'8"	89.72
Toilet	7'3"	3'8"	26.58
Bedroom	12'5"	11'8"	144.86
Passage	7'2"	4'1"	29.26
Bedroom	9'11"	14'6"	143.79
Passage	4'8"	2'8"	12.44
Toilet	3'9"	7'1"	26.56
Other Composition :			