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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "646700efee6a9735bf7a26d8"
    },
    "firstName": "Vaishali ",
    "type": "CREDITOFFICER",
    "_id": "646700efee6a9735bf7a26da",
    "lastName": "Agrani",
    "mobileNo": "",
    "workMobileNo": "9890109816",
    "email": "sbi.11515@sbi.co.in"
  },
  "fees": {
    "type": "agreed",
    "propertyValue": "2950",
    "discussWithPerson": "Vaishali Madam ",
    "expectedFees": 1.475,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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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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  "name": "Jilha peth branch\t",
  "branchCode": "",
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  "email": "sbi.11515@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "State bank of india\nJilha peth branch\nSwatantra chowk\nNear ashwini
medical jalgaon"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"shortName": "SK",
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"role": "SITEENGINEER",
"firstName": "Vaibhav",
"email": "vaib1234b@gmail.com",
"lastName": "Bhagat",
"mobileNo": "8779534609",
"designation": "Bachlore Of Engireeing",
"shortName": "Vaibhav",
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    {
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          "value": "IBBI/RV/07/2018/10366",
          "label": "Registered Valuer"
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      "type": "EMPLOYEE",
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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        "title": {
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  "title": {
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  "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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  "longitude": "72.987784"
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  "coordinates": [
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  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-12-20T09:57:20.590Z",
      "remark": ""
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    {
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      "dateTime": "2024-12-19",
      "remark": "MANUAL_IN_TASK"
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  ]
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"marketAnalysisAndRemark": {
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  "rateMax": "20000",
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    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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    "value": "India",
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  "label": true
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  "value": "",
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  "key": "landmark",
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  "label": false
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  "value": "T6A",
  "label": true
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  "label": true
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  "value": "43/2, 3/1, 3/3, 4A/1/1, 4C/1, 45/1A/3, 1B/2, 2B, 3, 4B, 5 to 8, 46/3A &
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  "key": "CTSNo",
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  "key": "blockNo",
  "value": "",
  "label": true
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "2204",
  "label": false
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  "key": "municipalityWardNo",
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  "label": true
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  "key": "khataNo",
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "Thane (West)",
  "label": false
}
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  }
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"doors": {
  "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
  "label": "Teak Wood Door frame with Solid flush door"
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"windows": {
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  "label": "Powder coated Aluminum sliding windows"
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"fittings": {
  "value":
"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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  "label": "Cement Plastering"
}
},
"general": {
  "ownership": {
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    "label": "Sole Ownership"
  },
  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Thane_Municipal_Corporation",
    "label": "Thane Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Runwal Eirene Tower 6B, Miyana",
    "west": "Runwal Eirene Hestia T-13",
    "south": "Internal Road",
    "east": "Internal Road"
  },
}
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
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"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is available, we assumed
that the construction is as per approved plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
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"compoundWall": ""
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"buildings": [],
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  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "18000.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {
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  "rate": "129100",
  "landRate": "51500",
  "igrImage": "cases/67651204fe1fd12ff2144960/igr_1734679191247_Image.png",
  "squareMeterGuideLineRate": "148465.00",
  "squareFeetGuideLineRate": "13793.00"
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"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
  "rate": "129100.00",
  "squareMeterGuideLineRate": "148465.00",
  "squareFeetGuideLineRate": "13793.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "Rs. 25,000/- Expected rental income per month",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",

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"undividedAreaOfLandAsPerSaleDeed": "N.A.",
"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "N.A."
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Podium Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
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  "propertyTypeList": {
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"label": "Residential",
"value": "Residential"
},
"planningArea": {
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},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"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"
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},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "3",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "40",
"flatFloorNo": "22",
"noOfLifts": "4",
"noOfLiftsInEachWings": "0",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "583.56",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1734688509414_Image.png",
    "routeLat": "19.223594",
    "routeLng": "72.987893",
    "stationName": "Thane",
    "routeDistance": "5.2 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "5t6j5c",
    "name": "5t6j5c",
    "image": "cases/67651204fe1fd12ff2144960/
routeMap_1734688424841_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"wardrobesRate": "0",
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},
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  "status": false
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  "status": false
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  "status": true
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externalImg_1734688600861_WhatsApp_Image_20241218_at_170008.jpeg",
      "orientation": "portrait"
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externalImg_1734688532999_WhatsApp_Image_20241220_at_101125.jpeg",
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    }
  ]
}
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      "orientation": "landscape"
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      "orientation": "portrait"
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      "orientation": "landscape"
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      "orientation": "landscape"
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      "_id": "67653f5931b0132fc58310a5",
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      "orientation": "portrait"
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  },
}
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  "_id": "67653f1531b0132fc5831019",
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  "path": "cases/67651204fe1fd12ff2144960/
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  "name":
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  "orientation": "landscape"
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  "orientation": "portrait"
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externallmg_1734688532891_WhatsApp_Image_20241220_at_101120.jpeg",
    "orientation": "landscape"
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externallmg_1734688532890_WhatsApp_Image_20241220_at_101120_1.jpeg",
    "orientation": "landscape"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "18182.00"
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  "saleableRateRange": {
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    "status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"others": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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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"leadType": {
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "530.51",
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "SITEVISITCOMPLETED",
"paymentStatus": "NA",
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"ownerPhoneNo": "9422781081",
"appAddress": "abc",
"remark": "",
"documents": [
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    "documentType": {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "24/03/2022",
      "from": {
        "value": "The_Owner",
        "label": "The Owner"
      },
      "The_Owner": "M/s. Dhruva Woollen Mills Pvt. Ltd. ",
      "to": {
        "value": "The_Purchasers",
        "label": "The Purchasers"
      },
      "The_Purchasers": "Mrs. Pratibha Anil Jaju",
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
]
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "V. P. No. 88425 / New V. P. No. S05 / 0106 / 16 / TMC / TDD / 3698 / 21"
},
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  "fileName": "document_1734684498208_104009.pdf"
},
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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"
    }
  }
}
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    },
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  "displayStatus": true,
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document_1734687578744_P51700004574.pdf",
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  "uploadedBy": "60eeaeddf3dd69653a581316",
  "createdAt": "Fri Dec 20 2024 09:39:38 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "TMCB / PO / 2024 / APL / 00133"
},
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  "displayStatus": true,
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  "path": "cases/67651204fe1fd12ff2144960/document_1734687618708_OC.pdf",
  "id": "358758",
  "uploadedBy": "60eeaeddf3dd69653a581316",
  "createdAt": "Fri Dec 20 2024 09:40:18 GMT+0000 (Coordinated Universal Time)"
}
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"createdBy": "60eeaeddf3dd69653a581316",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Dec 20 2024 06:43:16 GMT+0000 (Coordinated Universal Time)"
  }
]
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}
],
"owners": [
  {
    "name": "Mrs. Pratibha Anil Jaju",
    "phone": "9422781081",
    "ownershipShare": "",
    "email": "",
    "id": "932128"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
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      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
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    "area": "494",
    "providedByName": "Mrs. Pratibha Anil Jaju",
    "providedByContactNo": "9422781081"
  }
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"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "name": "Passage",
    "length": "2.00",
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    "length2": "00",
    "width": "4.33",
    "width1": "4",
    "width2": "4",
    "totalArea": "8.67",
    "images": [],
    "extraAreas": [],
    "finalArea": "8.67"
  }
]
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},
{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "0.42",
  "length1": "0",
  "length2": "5",
  "width": "2.42",
  "width1": "2",
  "width2": "5",
  "totalArea": "1.01",
  "images": [],
  "extraAreas": [],
  "finalArea": "1.01"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "0.50",
  "length1": "0",
  "length2": "6",
  "width": "2.25",
  "width1": "2",
  "width2": "3",
  "totalArea": "1.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "1.12"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "2.00",
  "length1": "2",
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"length2": "00",
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"width1": "5",
"width2": "5",
"totalArea": "10.83",
"images": [],
"extraAreas": [],
"finalArea": "10.83"
},
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "0.42",
  "length1": "0",
  "length2": "5",
  "width": "4.83",
  "width1": "4",
  "width2": "10",
  "totalArea": "2.01",
  "images": [],
  "extraAreas": [],
  "finalArea": "2.01"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "0.42",
  "length1": "0",
  "length2": "5",
  "width": "2.50",
  "width1": "2",
  "width2": "6",
  "totalArea": "1.04",
  "images": [],
  "extraAreas": [],
  "finalArea": "1.04"
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{
```

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  "label": "Square Feet"
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"name": "Passage",
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"length1": "5",
"length2": "00",
"width": "3.08",
"width1": "3",
"width2": "1",
"totalArea": "15.42",
"images": [],
"extraAreas": [],
"finalArea": "15.42"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "1.00",
  "length1": "1",
  "length2": "0",
  "width": "1.00",
  "width1": "1",
  "width2": "0",
  "totalArea": "1.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "1.00"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Passage",
  "length": "1.00",
  "length1": "1",
  "length2": "0",
  "width": "1.33",
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"width1": "1",
"width2": "4",
"totalArea": "1.33",
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"extraAreas": [],
"finalArea": "1.33"
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    "label": "Square Feet"
  },
  "id": "9",
  "name": "Passage",
  "length": "0.50",
  "length1": "0",
  "length2": "6",
  "width": "5.00",
  "width1": "5",
  "width2": "0",
  "totalArea": "2.50",
  "images": [],
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  "name": "Passage",
  "length": "0.50",
  "length1": "0",
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  "width": "5.42",
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  "totalArea": "2.71",
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  "id": "11",
  "name": "Bedroom",
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  "length2": "00",
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  "width1": "9",
  "width2": "10",
  "totalArea": "98.33",
  "images": [],
  "extraAreas": [],
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  "id": "12",
  "name": "Toilet",
  "length": "7.42",
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  "width": "4.42",
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  "width2": "5",
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  "id": "648848"
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Opp. Colour Kem, Near Piramal Health Care, Village - Dhokali, Thane (West), Taluka -
Thane, District - Thane, PIN - 400608, State - Maharashtra, India",
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"email": "",
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+ Balcony",
"carpetTotal": "494.74",
"otherCarpetTotal": "0.00",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "31.42",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "578.78",
"finalCarpetArea": "526.16",
"finalSalableArea": "636.65",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "\nCarpet Area in Sq. Ft. = 484.92 \nEnclosed Balcony Area in
Sq. Ft. = 30.57\nFlowerbed Area in Sq. Ft. = 15.02\n",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"siteVisitDate": "2024-12-19",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
```

```

    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Fri Dec 20 2024 09:28:43 GMT+0000 (Coordinated Universal Time)"
}

```

Name	Length	Width	Total
Composition :			
Passage	2'00"	4'4"	8.67
Passage	0'5"	2'5"	1.01
Passage	0'6"	2'3"	1.12
Passage	2'00"	5'5"	10.83
Passage	0'5"	4'10"	2.01
Passage	0'5"	2'6"	1.04
Passage	5'00"	3'1"	15.42
Passage	1'0"	1'0"	1.00
Passage	1'0"	1'4"	1.33
Passage	0'6"	5'0"	2.50
Passage	0'6"	5'5"	2.71
Bedroom	10'00"	9'10"	98.33
Toilet	7'5"	4'5"	32.76
Bedroom	9'5"	9'10"	92.60
Toilet	7'2"	3'11"	28.07
Kitchen	11'0"	5'00"	55.00
Living Room	12'5"	10'5"	129.34
Balcony	2'00"	5'6"	11.00

Other
Composition :
