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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
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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": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9e6"
    },
    "firstName": "Priti",
    "type": "CREDITOFFICER",
    "_id": "64c8b0a2a5c3051014f5f888",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9773028294",
    "email": "preeti.shinde@comsosbank.in"
  },
  "fees": {
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  },
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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": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b9e6",
  "branchCode": "000014",
  "type": "BRANCH",
  "name": "Dombivali (East) ",
  "email": "dombivali@cosmosbank.in",
  "mobileNo": "02512435618",
  "alternateMobileNo": "",
  "address": "Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali
(East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "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",
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profilePhoto_1731643469657_WhatsApp_Image_20241115_at_93358_AM.jpeg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "642bad2b91d7c62df117fef2",
  "role": "SITEENGINEER",
  "firstName": "Abhiraj",
  "email": "abhishekharijan@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8369839430",
  "designation": "",
  "shortName": "AH",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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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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  "role": "MAKER+CHECKER",
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  "mobileNo": "9004437379",
  "shortName": "VS",
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  {
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      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ]
  },
  {
    "type": "EMPLOYEE",
    "_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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        "number": "IBBI/RV/07/2018/10366"
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  }
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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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"shortName": "MBC",
"workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
  "value": "BANK",
  "label": "BANK"
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"location": {
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  "longitude": "73.74404689083126"
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"geo": {
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"siteVisit": {
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      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2025-01-09",
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  "audioNotes": []
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}
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"compositionFlatType": {
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  "underConstruction": false
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    "status": true,
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    "key": "country",
    "value": "India",
    "label": false
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    "value": "Wakad",
    "label": true
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    "value": "",
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  "value": "",
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Mulshi",
  "label": true
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  "label": true
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  "key": "buildingName",
  "value": "Kiran Sufal ",
  "label": false
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  "key": "selectArea",
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  "label": false
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  "key": "landmark",
  "value": "Santhosh Nagar",
  "label": false
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  "name": "Wing",
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "label": true
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"newSurveyNumber": {
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"key": "newSurveyNumber",
"value": "110/1/1 (Part) & 110/2 (Part)",
"label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "606",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "name": "Khata No",
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"mouza": {
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "label": false
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"suburb": {
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  "value": "",
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"label": "R. C. C. Slab"
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"doors": {
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"label": "Teak Wood Door frame with Solid flush door"
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"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 "
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"finishing": {
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"label": "Cement Plastering + POP Finish"
}
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"general": {
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"value": "MiddleClass",
"label": "Middle Class"
},
"populationGroupList": {
"value": "Urban",
"label": "Urban"
},
"townplanApprovedByList": {
"value": "Pimpri_Chinchwad_Municipal_Corporation",
"label": "Pimpri Chinchwad Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
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"asPerActualAgreement": {
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  "west": "Open Plot / Internal Road",
  "south": "Internal Road",
  "east": "Undeveloped Plot"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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    "title": "Buses",
    "status": true
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  "taxies": {
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    "status": true
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  "auto": {
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    "status": true
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  "privateCars": {
    "title": "Private Cars",
    "status": true
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}
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"extraDetailOfProperty": "",
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"approvePlanVerified": "Yes",
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  "value": "ordinary",
  "label": "Ordinary"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "83340.00",
  "landRate": "20840.00",
  "igrImage": "cases/67752142dabdc2db7910b96c/igr_1738136442394_Image.png",
  "squareMeterGuideLineRate": "87507.00",
  "squareFeetGuideLineRate": "8130.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "83340.00",
  "squareMeterGuideLineRate": "87507.00",
  "squareFeetGuideLineRate": "8130.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
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"label": "Residential Purpose"
},
"propertyOccupiedByList": {
  "value": "Tenant_Occupied",
  "label": "Tenant Occupied"
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"monthlyRent": "25,000.00 Present rental income per month",
"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per PCMC norms",
"tenantName": "Mr. Nilesh Choudhary ",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "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": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
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},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"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": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
}
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},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "New_Building",
  "label": "New Building"
},
"visibleDamageInBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "7th Habitable",
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"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "12"
},
"finalPlinthArea": {
  "area": "794.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67752142dabdc2db7910b96c/
routeMap_1736405823679_Image.png",
    "routeLat": "18.606879",
    "routeLng": "73.743810",
    "stationName": "Akurdi",
    "routeDistance": "7.5 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "hl5qoo",
    "name": "hl5qoo",
    "image": "cases/67752142dabdc2db7910b96c/
routeMap_1736405613895_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "2064400.00",
    "depreciationPercentage": "0",
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"depreciatedCostOfConstruction": "0.00",
"totalFairMarketValue": "7581000.00"
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"wardrobesRate": "0",
"totalwardrobesRate": "0",
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  "status": false
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  "name":
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  "orientation": "landscape"
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    "orientation": "landscape"
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"societyNameBoardImage": [],
"compositionImages": []
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  "saleableRateRange": {
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  "isEditable": true
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  "estimatedValue": "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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  "status": true,
  "isEditable": false
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
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  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "722.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"ownerName": "Kamlesh Kalyanrao Deshpande & Bhagyashri Kamlesh Deshpande",
"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. 606, 7th Habitable Floor, Kiran Sufal , Santhosh
Nagar, Village - Wakad, Taluka - Mulshi, District - Pune, PIN Code - 411 057, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "18/04/2023",
      "from": {
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      },
      "Promoter": "M/s. Kiran Creators And Developers ",
      "to": {
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    "label": "Allottee"
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  "Allottee": "Kamlesh Kalyanrao Deshpande & Bhagyashri Kamlesh Deshpande",
  "number": {
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    "label": "No"
  },
  "No": "7257/2023"
},
"isHardCopy": false,
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},
{
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "20/07/2022",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "remark": " (As Download from RERA Site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P52100027275"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1736401070275_RERA_certificate.pdf",
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  "id": "219307",
  "uploadedBy": "627222afafd7d55eddedd82",
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},
{
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  },
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    "remark": "issued by Pimpri Chinchwad Municipal Corporation",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "BP / Wakad / 111 / 2021"
},
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"displayStatus": true,
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"id": "564216",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Jan 09 2025 05:53:29 GMT+0000 (Coordinated Universal Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Pimpri Chinchwad Municipal Corporation"
    }
  },
  "number": {
    "value": "No",
    "label": "No"
  }
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  "No": "BP / Wakad / 185/ 2023"
},
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"displayStatus": true,
"id": "588643",
"path": "cases/67752142dabdc2db7910b96c/
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"fileName": "document_1736402081170_Approved_Plan.pdf"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 01 2025 11:04:34 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Kamlesh Kalyanrao Deshpande & Bhagyashri Kamlesh Deshpande",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "799801"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "length1": "21",
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    "width": "10.00",
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    "width2": "00",
    "totalArea": "210.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "210.00"
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  {
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    "label": "Square Feet"
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  "length1": "15",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "105.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "105.00"
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    "label": "Square Feet"
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  "length": "13.00",
  "length1": "13",
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  "width1": "9",
  "width2": "00",
  "totalArea": "117.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "117.00"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "15.00",
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  "length2": "00",
  "width": "5.00",
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"width2": "00",
"totalArea": "75.00",
"images": [],
"extraAreas": [],
"finalArea": "75.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
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  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
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  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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  "measurementType": {
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    "label": "Square Feet"
  }
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  "width1": "9",
  "width2": "0",
  "totalArea": "27.00",
  "images": [],
  "finalArea": "27.00",
  "extraAreas": []
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"otherComposition": [
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      "value": "Carpet"
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      "value": "Dry_Balcony_Area"
    },
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      "label": "Square Feet"
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    "length1": "17",
    "length2": "00",
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    "width1": "2",
    "width2": "00",
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    "images": [],
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    "percentage": "100"
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  {
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based on the Agreement for Sale area.",
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Sq. Ft.= 60.00\nTerrace Area in Sq. Ft.= 38.00\nOpen Balcony Area in Sq. Ft.= 34.00\n
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Name	Length	Width	Total
Composition :			
Living Room	21'00"	10'00"	210.00
Bedroom	15'00"	7'00"	105.00
Bedroom	13'00"	9'00"	117.00
Kitchen	15'00"	5'00"	75.00
Toilet	5'00"	5'00"	25.00
Toilet	5'00"	5'00"	25.00
Passage	3'0"	9'0"	27.00
Other Composition :			
Dry Balcony Area	17'00"	2'00"	34.00
Terrace Area	5'00"	8'00"	40.00