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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "Kishor",
    "type": "CREDITOFFICER",
    "_id": "6746fd3b520246c6c0629a25",
    "email": "bhayander_east@janasevabank.in",
    "lastName": "Shanwar",
    "mobileNo": "",
    "workMobileNo": "9372441877"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 3750,
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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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  "displayName": "Janaseva Sahakari Bank (Borivali) LTD",
  "initial": "JSB",
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  "status": true
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"branch": {
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  "branchCode": "0000010",
  "type": "BRANCH",
  "name": "Bhayander (East) Branch",
  "email": "vitthal.mane@janasevabank.in",
  "mobileNo": "02228171617",
  "alternateMobileNo": "02228171618",
  "address": "Janki Avaneue 1st floor, phatak road, Bhayander East Thane-401105",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"role": "SITEENGINEER",
"firstName": "Krishna",
"email": "krishnagawade9@gmail.com",
"lastName": "Gawde",
"mobileNo": "9821646373",
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"shortName": "Krishna",
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"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
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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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        "title": {
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      "dateTime": "2025-01-02",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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  "underConstruction": false
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  "value": "",
  "label": false
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"wing": {
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  "value": "B, Building No. 1",
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  "value": "3-A(Part), New Survey No. 368(Part)",
  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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    "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Aluminium Sliding Windows with window grills"
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"label": "Middle Class"
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  "label": "Mira Bhayander Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Internal Road ",
  "south": "Jai Ambe Mandir Road ",
  "east": "Sheetal Chhaya Complex "
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  "south": "Details not available ",
  "east": "Details not available "
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  "asPerActual": {
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    "east": "Marginal Space ",
    "south": "Marginal Space ",
    "west": "Passage "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
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"unauthorizedConstruction": "",
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  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciatedBuildingRate": "2500"
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  "squareFeetGuideLineRate": "5583.00"
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"igrFinalRate": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
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  "maintenanceOfFlat": "Good "
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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"value": "Yes",
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"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
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  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2000",
  "fullDate": "1/1/2000"
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"planningArea": {
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"materialUsedList": {
  "value": "Good",
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"buildingSpecification": {
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
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  "label": "No"
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"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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  "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"
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"yearOfConstructionAsPer": {
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  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"estimatedAge": "35",
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"noOfBasement": "",
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"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
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  "areaType": "Saleable",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1735971561787_Image.png",
    "routeLat": "19.304389",
    "routeLng": "72.847889",
    "stationName": "Bhayander ",
    "routeDistance": "1.1 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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    }
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  "totalshowcasesRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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"outward": {
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},
"rateVerify": {
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},
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "floorsCompleted": "",
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    "status": false
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    "status": false
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  "externalBrickWork": {
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    "floorsCompleted": "",
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"window": {
  "label": "Window",
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  "percentage": "0.00",
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  "status": false
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  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
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"workCompleted": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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  "selectedBuildUpValue": "325.00",
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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": "landscape"
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    "status": false,
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    "path": "cases/67766ce2b40b8ce125dc0f37/
externallmg_1735875847265_IMG20250103WA0059.jpg",
    "orientation": "landscape"
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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  "carpetRateRange": {
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    "max": "13936.00"
  },
  "builtUpRateRange": {
    "min": "8416.00",
    "max": "11614.00"
  },
  "saleableRateRange": {
    "min": "7013.00",
    "max": "9678.00"
  }
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  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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"title": "Electricity deposits / electrical fittings, etc",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
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"PRINT": false,
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"DELIVERY": false,
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"COMPLETED": false
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "325.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Poonam Mohanlal Suthar & Mr. Mohanlal Lalji Suthar ",
"ownerPhoneNo": "8097121239",
"appAddress": "FLAT NO B-310 3RD FLOOR B WING PRABHU ASHISH BLDG NO 1
CHS LTD JAI AMBE MATA MANDIR ROAD NEAR MOTI NAGAR BHAYNDER WEST
THANE 401101 ",
"remark": "",
"documents": [
  {
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      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    }
  },
  "inputs": {
    "documentDate": "25/10/2021",
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      "label": "Transferor"
    }
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  "Transferor": "Mr. Nanalal D. Lakhani ",
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"to": {
  "value": "Transferee",
  "label": "Transferee"
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"Transferee": "Mrs. Poonam Mohanlal Suthar & Mr. Mohanlal Lalji Suthar ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "14829 / 2021"
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"isHardCopy": false,
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"fileName":
"document_1735814349283_1735814347037_Poonam_suthar_agreemet.pdf"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ee",
    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "29/10/2021"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1735988109414_document_1735814320981_17358143188
03_Poonam_suthar_old_valuation.pdf",
  "path": "cases/67766ce2b40b8ce125dc0f37/document_1735988109414_document_
1735814320981_1735814318803_Poonam_suthar_old_valuation.pdf",
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  "uploadedBy": "60f915d3f3dd69653a592199",
  "createdAt": "Sat Jan 04 2025 10:55:11 GMT+0000 (Coordinated Universal Time)"
}
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"caseNumber": "013449",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "321750",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jan 02 2025 10:39:30 GMT+0000 (Coordinated Universal Time)"
  }
]
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}
],
"owners": [
  {
    "name": "Mrs. Poonam Mohanlal Suthar & Mr. Mohanlal Lalji Suthar ",
    "phone": "8097121239",
    "ownershipShare": "",
    "email": "",
    "id": "963969"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "897382",
    "name": "Living Room",
    "length": "17.00",
    "length1": "17",
    "length2": "00",
    "width": "7.92",
    "width1": "7",
    "width2": "11",
    "totalArea": "134.58",
    "images": [],
    "extraAreas": [],
    "finalArea": "134.58"
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Toilet",
    "length": "4.75",
    "length1": "4",
    "length2": "9",
    "width": "3.75",
    "width1": "3",
    "width2": "9",
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"images": [],
"extraAreas": [],
"finalArea": "17.81"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
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  "width1": "4",
  "width2": "5",
  "totalArea": "30.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.92"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "62.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "62.00"
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"otherComposition": [],
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    "typeOfDocument": {
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    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Saleable",
  "squareMeterArea": "30.19",
  "totalAreaDocument": "325",
  "docBuiltpPercentage": "",
  "docFinalBUILTUp": "0.00",
  "docFinalBUILTUpSquareMeter": "0.00",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "750779"
}
],
"images": [],
"indicatorArr": [
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      "squareMeterArea": "20.00",
      "expectedRate": "13935.99",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "258.33",
      "squareMeterArea": "24.00",
      "expectedRate": "11613.05",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "310.00",
      "squareMeterArea": "28.80",
      "expectedRate": "9677.42",
      "percentage": "20"
    }
  },
  "printlnReport": true,
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  "property": "Triveni CHSL., Moti Nagar, Bhayander West6",
  "area": "310",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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"rateType": "price_Indicator",
"areaType": "Saleable",
"floor": "Middle",
"source": "Nobroker.com",
"expectedPrice": "3000000",
"expectedRate": "9677.41935483871",
"builtUpExpectedRate": "11613.05",
"image": "cases/67766ce2b40b8ce125dc0f37/
indicator_1735889245432_Image.png",
"squareMeter": "28.80",
"id": "986534"
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{
"carpetArea": {
"area": "222.23",
"squareMeterArea": "20.65",
"expectedRate": "13499.53",
"percentage": ""
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"builtUpArea": {
"area": "266.67",
"squareMeterArea": "24.77",
"expectedRate": "11249.86",
"percentage": "20"
},
"saleableArea": {
"area": "320.00",
"squareMeterArea": "29.73",
"expectedRate": "9375.00",
"percentage": "20"
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"printInReport": true,
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"areaType": "Saleable",
"floor": "Middle",
"source": "Nobroker.com",
"expectedPrice": "3000000",
"expectedRate": "9375",
"builtUpExpectedRate": "11249.86",
"image": "cases/67766ce2b40b8ce125dc0f37/
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"squareMeter": "29.73",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "33.75",
    "expectedRate": "8807.42",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "40.51",
    "expectedRate": "7339.45",
    "percentage": "20"
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  "printlnReport": true,
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  "area": "436",
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  "saleablePercentage": "20",
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  "areaType": "Saleable",
  "floor": "1",
  "source": "Index_no.2",
  "expectedPrice": "3200000",
  "expectedRate": "7339.4495412844035",
  "builtUpExpectedRate": "8807.42",
  "image": "cases/67766ce2b40b8ce125dc0f37/
indicator_1735889478642_Image.png",
  "squareMeter": "40.51",
  "id": "739480"
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{
  "carpetArea": {
    "area": "267.36",
    "squareMeterArea": "24.84",
    "expectedRate": "10098.74",
    "percentage": ""
  },
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    },
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      "squareMeterArea": "29.81",
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      "percentage": "20"
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      "squareMeterArea": "35.77",
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      "percentage": "20"
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    "printInReport": true,
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    "saleablePercentage": "20",
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    "floor": "1",
    "source": "Index_no.2",
    "expectedPrice": "2700000",
    "expectedRate": "7012.987012987013",
    "builtUpExpectedRate": "8415.67",
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    "squareMeter": "35.77",
    "id": "551851"
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    "orientation": "portrait"
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    "status": false,
    "_id": "67775cfa82ea0d50e1005089",
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    "path": "cases/67766ce2b40b8ce125dc0f37/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "name": "externalImg_1735875834350_IMG20250103WA0075.jpg",
    "path": "cases/67766ce2b40b8ce125dc0f37/
externalImg_1735875834350_IMG20250103WA0075.jpg",
    "orientation": "portrait"
  },
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Ashish Building No. 1 Co-Op. Hsg. Soc. Ltd. , Jai Ambe Mata Mandir Road, Near Moti
Nagar, Village - Bhayander , Bhayander (West), Taluka - Thane, District - Thane, PIN -
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	17'00"	7'11"	134.58
Toilet	4'9"	3'9"	17.81
Kitchen	7'00"	4'5"	30.92
Bedroom	8'00"	7'9"	62.00
Other Composition :			