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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "63b66289191f7b344b00dd05"
    },
    "firstName": "vinay Kumar",
    "type": "CREDITOFFICER",
    "_id": "676e48f7277214f54c8e29c1",
    "email": "Kalyan.Navimumbai@bankofindia.co.in",
    "lastName": "Vishwakarma",
    "mobileNo": "",
    "workMobileNo": "8853913545"
  },
  "fees": {
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  "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": {
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  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Kalyan West Branch",
  "branchCode": "",
  "mobileNo": "91-8210658782",
  "alternateMobileNo": "",
  "email": "RbcKalyan.navimumbai@bankofindia.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "2,3,4,5 Manovi Clty Centre R P Road, Shivaji Chawk Kalyan (P)\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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  "role": "FRONTDESK",
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  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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  "role": "SITEENGINEER",
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  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "mobileNo": "9821518537",
  "designation": ""
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"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
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"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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{
"title": {
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  "number": "CAT-I-F-1763"
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  "title": {
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  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
"clientType": {
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  "label": "BANK"
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  "longitude": "73.14409756162571"
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      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2025-01-23",
      "remark": "MANUAL_IN_TASK"
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    "value": "Maharashtra",
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    "value": "Kalyan",
    "label": true
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    "label": false
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"value": "Thane",
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  "value": "Kalyan (East)",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Kalyan",
  "label": true
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  "value": "",
  "label": true
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  "key": "buildingName",
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  "label": false
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  "label": true
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"street2": {
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  "name": "Street 2",
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  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Near Veer Savarkar Vidyalaya, Shivaji Nagar, Waldhuni",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "label": true
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  "key": "CTSNo",
  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "503",
  "label": false
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  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 421 306",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "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": {
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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": {
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"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 with POP false Ceiling"
}
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"general": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Kalyan_Dombivali_Municipal_Corporation",
    "label": "Kalyan Dombivali Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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"west": "Yash CHSL",
"south": "Veer Savarkar Vidyalaya",
"east": "Internal Road"
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  "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"
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. KDMC / TPD / BP /
KD / 2021 - 2022 / 30 / 239 Dated 24.08.2022 issued by Kalyan Dombivli Municipal
Corporation (As Download from RERA Site)",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"apfDetails": {
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  "compositions": []
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"compositeRate": {
  "remark": "At the time of visit internal renovation & furniture work in progress.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "53600.00",
  "landRate": "16700.00",
  "igrImage": "cases/67933a617d5dfa42c9cb389e/igr_1737790338733_Image.png",
  "squareMeterGuideLineRate": "56280.00",
  "squareFeetGuideLineRate": "5229.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "53600.00",
  "squareMeterGuideLineRate": "56280.00",
  "squareFeetGuideLineRate": "5229.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
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"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per KDMC 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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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "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"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
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"year": "2025",
"fullDate": "1/1/2025"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
}
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  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "518.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
}
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},
"routeMap": {
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    "routeLat": "19.235444",
    "routeLng": "73.144056",
    "stationName": "Kalyan",
    "routeDistance": "1.6 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
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    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "uc2bdw",
      "name": "uc2bdw",
      "image": "cases/67933a617d5dfa42c9cb389e/
routeMap_1737790468071_Image.png"
    }
  ],
  "valuation": {
    "fairMarketValue": {
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      "depreciationPercentage": "",
      "depreciatedCostOfConstruction": "",
      "totalFairMarketValue": ""
    },
    "wardrobesRate": "0",
    "totalwardrobesRate": "0",
    "wardrobesQty": "0",
    "showcasesQty": "0",
    "showcasesRate": "0",
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  "date": "Mon Jan 27 2025 10:14:53 GMT+0000 (Coordinated Universal Time)",
  "number": "2310261",
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  "status": false
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  "status": false
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  "isHideFloor": true,
  "status": true
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externalImg_1737784402994_WhatsApp_Image_20250125_at_112115_AM.jpeg",
      "orientation": "portrait"
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "orientation": "portrait"
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"compositionImages": []
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  "builtUpRateRange": {
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "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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type": "CASE",
leadType": {
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  "value": "LEAD"
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siteVisitType": "FULL",
isExternalReport": false,
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finalValuationArea": "471.00",
empanelmentNo": [
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"ownerName": "Mr. Bharat Devraj Mali & Mrs. Meena Bharat Mali",
"ownerPhoneNo": "9167378304",
"fullAddress": "Residential Flat No. 503, 5th Floor, Senwin Residency, Near Veer
Savarkar Vidyalaya, Shivaji Nagar, Waldhuni, Kalyan - Ulhasnagar Road, Village -
Kalyan, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, State -
Maharashtra, India",
"remark": "",
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  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Senwin Divine Ventures ",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Bharat Devraj Mali & Mrs. Meena Bharat Mali",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "15290/2023"
    },
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    "fileName": "document_1737701979991_67790.pdf"
  },
]
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700046632"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1737787486269_121307.pdf",
  "path": "cases/67933a617d5dfa42c9cb389e/
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  "id": "304302",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Jan 25 2025 06:44:46 GMT+0000 (Coordinated Universal Time)"
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / TPD / BP / KD / 2021 - 2022 / 30 / 239"
  },
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  "displayStatus": true,
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    "label": "Occupancy Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KDMCC / FO / 2024 / APL / 00098"
},
"isHardCopy": false,
"displayStatus": true,
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"id": "357044",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Sat Jan 25 2025 06:54:00 GMT+0000 (Coordinated Universal Time)"
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    "label": "Approved Building Plan"
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    "nameOfApprovingAuthority": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    }
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  "number": {
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    "label": "No"
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document_1737788149490_Apporved_Plan___1st_to_7th_Floor.pdf",
"fileName": "document_1737788149490_Apporved_Plan___1st_to_7th_Floor.pdf"
}
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  "value": "Retail",
  "label": "Retail"
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"caseNumber": "013887",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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    "id": "559771",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jan 24 2025 06:59:45 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Bharat Devraj Mali & Mrs. Meena Bharat Mali",
    "phone": "9167378304",
    "ownershipShare": "",
    "email": "",
    "id": "173456"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
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    "name": "Living Room",
    "length": "13.00",
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"length1": "13",
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  "length": "17.00",
  "length1": "17",
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  "width1": "6",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "102.00"
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    "label": "Square Feet"
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  "length1": "8",
  "length2": "00",
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  "width1": "8",
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  "extraAreas": [],
  "finalArea": "64.00"
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    "label": "Square Feet"
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  "name": "Bathroom",
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  "length1": "3",
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  "width1": "6",
  "width2": "00",
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "WC",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
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"width2": "00",
"totalArea": "24.00",
"images": [],
"extraAreas": [],
"finalArea": "24.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "2.00",
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  "width1": "4",
  "width2": "0",
  "totalArea": "8.00",
  "images": [],
  "finalArea": "8.00",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
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  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "length": "11.00",
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  "length2": "00",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "22.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.00"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
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      "label": "Square Feet"
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    "width2": "00",
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  }
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      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
    },
    "id": "477314",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "471",
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    "docSaleablePercentage": "0",
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"images": [],
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      "squareMeterArea": "45.52",
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Dinesh Mali",
"email": "",
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"isUrgent": "false",
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Passage + 2 Balcony",
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Ft.= 60.00\n\nAll the above areas are within 8% of the Agreement for Sale Area. The
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above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area",

"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 371.00\nDry Area in Sq. Ft. = 19.00\nBalcony Area in Sq. Ft.= 46.00\n\n\n",

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Name	Length	Width	Total
Composition :			
Living Room	13'00"	11'00"	143.00

Bedroom	17'00"	6'00"	102.00
Kitchen	8'00"	8'00"	64.00
Bathroom	3'00"	6'00"	18.00
WC	2'00"	6'00"	12.00
Passage	3'00"	8'00"	24.00
Passage	2'0"	4'0"	8.00
Balcony	3'00"	8'00"	24.00
Balcony	11'00"	2'00"	22.00
Other Composition :			
Dry Balcony Area	19'00"	1'00"	19.00