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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856bb63"
    },
    "firstName": "Sayali",
    "type": "CREDITOFFICER",
    "_id": "64bb68b0a87c525d5c04abb3",
    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
  },
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
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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"
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"client": {
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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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"branch": {
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  "branchCode": "000355",
  "type": "BRANCH",
  "name": "RACPC Kalyan",
  "email": "cord.racpckalyan@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan
Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103 \n\n",
  "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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"pickupPerson": {
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  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
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},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "64e5a649daae6a1c98101989",
  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "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": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
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},
"checker": {
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  "shortName": "SH",
  "email": "shobha@vastukala.org",
  "designation": "",
  "mobileNo": "9004134140",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": ""
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        "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",
    "designation": "Registered Valuer",
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  }
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"title": {
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    "label": "Chartered Engineer"
  },
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  "number": "AM161706-3"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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"marketAnalysisAndRemark": {
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  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
    "status": true,
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    "label": true
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"value": "India",
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  "label": true
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  "key": "floorNo",
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  "label": true
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  "key": "district",
  "value": "Thane",
  "label": true
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  "name": "City",
  "key": "city",
  "value": "Titwala (East)",
  "label": false
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  "value": "",
  "label": true
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"buildingName": {
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  "key": "buildingName",
  "value": "Regency Sarvam Phase 12",
  "label": false
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  "value": "",
  "label": true
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  "key": "street1",
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  "value": "",
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  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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220/1, 223/1, 224/1, 251/1 & 246/1",
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  "key": "hisNo",
  "value": "",
  "label": true
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  "value": "",
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  "key": "selectNo",
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "name": "SRO",
  "key": "SRO",
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  "label": false
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"value": "",
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  "key": "postalCode",
  "value": "PIN Code - 421 605",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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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 with POP false Celling"
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"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "Kalyan_Dombivali_Municipal_Corporation",
    "label": "Kalyan Dombivali Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Building No. 39 / Open Plot",
    "south": "Ganesh Mandir Road",
    "east": "Open Plot"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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  "unitBoundaries": {
    "asPerActual": {
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      "south": "Marginal Space",
      "west": "Flat No. 208"
    }
  },
}
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"asPerDocument": {
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  "east": "Marginal Space",
  "south": "Marginal Space",
  "west": "Flat No. 208"
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"title": "Boundaries of The Flat"
},
"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 / 2012 - 2013 / 121 / 49 Dated 18.05.2021 issued by Kalyan Dombivli Municipal
Corporation (As Download from RERA Site).",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
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  "compositions": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
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  "depreciatedBuildingRate": ""
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"igrRate": {
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"propertyName": "Residential",
"rate": "54200",
"landRate": "8600",
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"squareMeterGuideLineRate": "54200.00",
"squareFeetGuideLineRate": "5035.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "54200.00",
  "squareMeterGuideLineRate": "54200.00",
  "squareFeetGuideLineRate": "5035.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "13,000/- (Expected rental income per month)\n",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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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": "Stilt / Covered Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
    "value": "Good",
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"label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"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"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "2",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "672.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1739254853611_Image.png",
    "routeLat": "19.299788",
    "routeLng": "73.216019",
    "stationName": "Titwala",
    "routeDistance": "2.6 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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    0
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  "finallatlng": false
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"locationMapImg": [
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    "id": "30tgfc",
    "name": "30tgfc",
    "image": "cases/67a44602a92c39df2abe3656/
routeMap_1739254751234_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
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      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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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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"societyNameBoardImage": [],
"compositionImages": []
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  "isEditable": true
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  "estimatedValue": "0.00",
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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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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "611.00",
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"status": true,
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"paymentStatus": "PENDING",
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"ownerPhoneNo": "9821520832",
"fullAddress": "Residential Flat No. 207, 2nd Floor, Building No 40, Regency Sarvam
Phase 12, Gupta Estate, Near Titwala Station, Ganpati Mandir Road, Village - Manda,
Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Regency Nirman Limited",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Kalpesh Satish Joshi & Mrs. Bharti Kalpesh Joshi",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "1085/2025"
    },
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document_1738819040083_AGREEMENT_0001_5.pdf",
    "fileName": "document_1738819040083_AGREEMENT_0001_5.pdf"
  },
  {
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      "label": "RERA Certificate"
    }
  }
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    },
    "inputs": {
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        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "P51700029930"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "168008",
    "path": "cases/67a44602a92c39df2abe3656/
document_1738819068105_RERA_0001.pdf",
    "fileName": "document_1738819068105_RERA_0001.pdf"
  },
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      "label": "Amended Commencement Certificate"
    },
    "inputs": {
      "documentDate": "17/02/2022",
      "nameOfApprovingAuthority": {
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        "label": "Kalyan Dombivli Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "KDMC / TPD / BP / KD / 2012 - 2013 / 121 / 494"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1739254191173_CC.pdf",
    "path": "cases/67a44602a92c39df2abe3656/document_1739254191173_CC.pdf",
    "id": "876975",
    "uploadedBy": "627222afafd7d55eddeddd82",
    "createdAt": "Tue Feb 11 2025 06:09:51 GMT+0000 (Coordinated Universal Time)"
  },
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"documentType": {
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"inputs": {
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  "nameOfApprovingAuthority": {
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    "label": "Kalyan Dombivli Municipal Corporation"
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  "number": {
    "value": "No",
    "label": "No"
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  "No": "KDMCC / PO / 2024 / APL / 00038"
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"isHardCopy": false,
"displayStatus": true,
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"fileName": "document_1739254360587_65310.pdf"
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    "label": "Approved Building Plan"
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  "inputs": {
    "documentDate": "18/05/2021",
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "remark": " (As Download from RERA Site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / TPD / BP / KD / 2012 - 2013 / 121 / 49"
  },
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  "displayStatus": true,
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"fileName": "document_1739254580911_Approved_Plan__2021.pdf"
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  "label": "Retail"
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"caseNumber": "014152",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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    "id": "371502",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 06 2025 05:17:54 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Kalpesh Satish Joshi & Mrs. Bharti Kalpesh Joshi",
    "phone": "9821520832",
    "ownershipShare": "",
    "email": "",
    "id": "522642"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "name": "Living Room",
    "length": "12.00",
    "length1": "12",
    "length2": "0",
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    "width1": "14",
    "width2": "0",
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    "images": [],
    "finalArea": "168.00",
    "extraAreas": []
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]
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  "length": "14.00",
  "length1": "14",
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  "width1": "7",
  "width2": "00",
  "totalArea": "98.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "98.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "15.00",
  "length1": "15",
  "length2": "00",
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  "width1": "7",
  "width2": "00",
  "totalArea": "105.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "105.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "8.00",
  "length1": "8",
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"length2": "0",
"width": "8.00",
"width1": "8",
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"totalArea": "64.00",
"images": [],
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"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "30.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.00"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
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  "width1": "6",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "30.00"
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"width2": "00",
"totalArea": "40.00",
"images": [],
"extraAreas": [],
"finalArea": "40.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.00",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	12'0"	14'0"	168.00
Bedroom	14'00"	7'00"	98.00
Bedroom	15'00"	7'00"	105.00
Kitchen	8'0"	8'0"	64.00
Toilet	5'00"	6'00"	30.00
Toilet	5'00"	6'00"	30.00
Passage	5'00"	8'00"	40.00
Passage	3'00"	6'00"	18.00
Balcony	3'00"	6'00"	18.00
Balcony	3'00"	6'00"	18.00
Balcony	11'00"	3'00"	33.00
Other Composition :			
Dry Balcony Area	23'00"	1'00"	23.00