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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
    "value": "Bank_Loan",
    "label": "Bank Loan"
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  "masterTypeOfPurpose": {
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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": {
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      "_id": "5fc6c33c74d12c494856bb63"
    },
    "firstName": "Sayali",
    "type": "CREDITOFFICER",
    "_id": "64bb68afa87c525d5c04ab9d",
    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
  },
  "fees": {
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    "expectedFees": null,
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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": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "_id": "60e03dac6576061dae462469",
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"staff": {
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  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
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  "mobileNo": "9821518537",
  "shortName": "PS",
  "workWithDocumentMaker": "60f915d3f3dd69653a592199",
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"deliveryPerson": {
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  "role": "PICKUPPERSON",
  "firstName": "Prakash ",
  "email": "prakashnvetkoli@gmail.com",
  "lastName": "Vetkoli",
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  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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"rateVerifier": {
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  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
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    "designation": "Back Office Coordination",
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    "lastName": "Shilvanta",
    "mobileNo": "9821518537",
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          "value": "IBBI/RV/07/2018/10366",
          "label": "Registered Valuer"
        }
      ]
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      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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    "title": {
      "label": "IBBI"
    },
    "_id": "60af80072ffdf65bcd658651",
    "number": "IBBI/RV/07/2018/10366"
  },
  {
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      "value": "FIIV",
      "label": "FIIV"
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    "_id": "60af80072ffdf65bcd658652",
    "number": "CAT-I-F-1763"
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  {
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      "value": "Chartered_Engineer",
      "label": "Chartered Engineer"
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    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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    "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"clientType": {
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"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-09",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
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"compositionFlatType": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "value": "",
  "label": true
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  "key": "buildingName",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "CTSNo",
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  "key": "selectNo",
  "value": "104",
  "label": false
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  "label": true
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  "key": "mouza",
  "value": "",
  "label": true
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"key": "policeStation",
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  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 421 201",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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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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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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}
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"general": {
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    "label": "sole ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "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": "Krishna Radha Society",
    "south": "Kalyan Road",
    "east": "Savarkar Road"
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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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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
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  }
}
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      "south": "Details not available",
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  },
  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
    },
    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Approved plan No. KDMC / TPD / BP / DOM / 2022 - 2023 / 73 / 22 dated. 07.02.2023 issued by Kalyan\nDombivali Municipal Corporation",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "Refer Remark",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per site visit on first floor their is 4 flats and as per approved plan first floor is having 3 flats.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "64800",
  "landRate": "24500",
  "igrImage": "cases/67a703a5a2b18adef0cfc8d7/igr_1739253033972_Image.png",
  "squareMeterGuideLineRate": "64800.00",
  "squareFeetGuideLineRate": "6020.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "64800.00",
  "squareMeterGuideLineRate": "64800.00",
  "squareFeetGuideLineRate": "6020.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
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  "negativeFactorsOfAffectMarketValue": "N.A."
}
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"siteMeasurement": {
  "roof": {
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stack 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": {
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    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
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    "value": "rcc",
    "label": "R.C.C. Foundation"
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"value": "Good",
"label": "Good"
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"materialUsedList": {
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"value": "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"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "Information_not_available",
"label": "Information not available"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
"value": "Information_not_available",
"label": "Information not available"
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},
"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": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "600.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67a703a5a2b18adef0cfc8d7/
routeMap_1739268641434_Image.png",
    "routeLat": "19.215857",
    "routeLng": "73.095107",
    "stationName": "Dombivli ",
    "routeDistance": "1 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": false,
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  {
    "id": "4ie24h",
    "name": "4ie24h",
    "image": "cases/67a703a5a2b18adef0cfc8d7/
routeMap_1739268559233_Image.png"
  }
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
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  "wardrobesQty": "0",
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  "ratePerUnit": "",
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "9619580403",
"fullAddress": "Residential Flat No. 104, 1st Floor, Saket Imperial, Ambedkar Nagar,
Savarkar Road, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane,
Dombivli (East), PIN Code - 421 201, State - Maharashtra, India",
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        "label": "Allottee"
      },
      "Allottee": "Miss. Dhanashree Sayaji Jondhale",
      "number": {
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      },
      "No": "2007 / 2025"
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"label": "RERA Certificate"
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"inputs": {
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  "number": {
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    "label": "No"
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  "No": "P51700050395"
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},
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  "inputs": {
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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"
    },
    "No": "KDMC / TPD / BP / DOM / 2022 - 2023 / 73 / 22"
  },
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  "id": "497563",
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KDMCC / FO / 2024 / APL / 00097"
},
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    "label": "Approved Building Plan"
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  "inputs": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
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      "label": "No"
    }
  },
  "No": "KDMC / TPD / BP / DOM / 2022 - 2023 / 73 "
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"displayStatus": false,
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    "createdAt": "Tue Feb 11 2025 12:35:43 GMT+0000 (Coordinated Universal Time)"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Feb 08 2025 07:11:33 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Miss. Dhanashree Sayaji Jondhale",
    "phone": "9619580403",
    "ownershipShare": "",
    "email": "",
    "id": "254264"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "width1": "5",
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  "length2": "00",
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  "width2": "00",
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  "finalArea": "20.00"
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  "extraAreas": [],
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  "width2": "00",
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  "name": "Garage",
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  "length2": "00",
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  "width2": "00",
  "totalArea": "96.00",
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  "finalArea": "96.00"
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  "length2": "00",
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  "width2": "00",
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  "length1": "8",
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  "width2": "00",
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  "length1": "6",
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  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
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{
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    "label": "Square Feet"
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  "width2": "00",
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  "width2": "00",
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  "extraAreas": [],
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "30.00"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
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  "images": [],
  "finalArea": "30.00",
  "extraAreas": []
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  "length1": "3",
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  "images": [],
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  "width2": "0",
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  "extraAreas": []
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    "label": "Square Feet"
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  "width2": "0",
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  "images": [],
  "finalArea": "35.00",
  "extraAreas": []
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],
"otherComposition": [
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    "toBeAdded": {
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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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"length2": "00",
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"width2": "00",
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"percentage": "100"
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  },
  "docMeasurementType": {
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    "label": "Square Feet"
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  "id": "986582",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "546",
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  "docFinalBuiltUp": "600.6",
  "docFinalBuiltUpSquareMeter": "55.803",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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],
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    "builtUpArea": {
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      "squareMeterArea": "56.72",
      "expectedRate": "10483.21",
      "percentage": "10"
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    "saleableArea": {
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      "expectedRate": "0.00",
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    "builtUpExpectedRate": "10483.21",
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    "id": "833619"
  },
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      "percentage": ""
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  },

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  "percentage": "10"
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  "saleableArea": {
    "area": "",
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    "squareMeterArea": "52.32",
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    "percentage": "10"
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    "id": "404881"
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  "orientation": "portrait"
},
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  "status": false,
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    "type": "EXTERNAL_IMAGES",
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  "filename": "1739337529750_Dhanashree_Sayaji_Jondhale.pdf",
  "path": "cases/67a703a5a2b18adef0cfc8d7/
externalDocuments/1739337529750_Dhanashree_Sayaji_Jondhale.pdf",
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    "label": "Final PDF Report"
  },
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},
{
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  "path": "cases/67a703a5a2b18adef0cfc8d7/
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      "firstName": "Rashmi",
      "lastName": "Jadhav",
      "profilePhoto": "users/64cde526dc9f3034f3fefa49/
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      "firstName": "Rashmi",
      "lastName": "Jadhav",
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profilePhoto_1696055325842_Rashmi_2.jpeg"
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    "lastName": "Jadhav",
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profilePhoto_1696055325842_Rashmi_2.jpeg"
  },
  "workType": "PRINT",
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  "status": true,
  "_id": "67b5b746e1b0fbb7b7eebbe4",
  "note": "Revised (Task Reopen)",
  "taskId": "67ac285219ca979ae9478400",
  "createdAt": "2025-02-19T10:49:42.805Z"
},
{
  "createdBy": {
    "_id": "64cde526dc9f3034f3fefa49",
    "role": "FRONTDESK",
    "firstName": "Rashmi",
    "lastName": "Jadhav",
    "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg"
  },
  "workType": "SIGNED_REPORT_UPLOAD",
  "display": true,
  "status": true,
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  "note": "Revised (Task Reopen)",
  "taskId": "67ac2d4036a56c9b5f65ec7d",
  "createdAt": "2025-02-19T10:49:54.869Z"
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"createdAt": "2025-02-08T07:11:34.014Z",
"updatedAt": "2025-02-19T10:59:52.296Z",
"__v": 0,
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
"caseReferredBy": "6410199a140f140ffc59b58c",
"contactPersonName": "Mr. Rohan Shinde",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Sales Person",
"rerald": "",
"siteVisitContactNo": "9730111477",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 546.00",
"flatRate": "10600",
"landOtherRate": "8100",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage +
Balcony",
"carpetTotal": "481",
"otherCarpetTotal": "14.00",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "14.00",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "544.50",
"finalCarpetArea": "495.00",
"finalSalableArea": "598.95",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "RERA Carpet Area in Sq. Ft. = 479.00\nEnclosed Balcony
Area in Sq. Ft.=15.00\nBalcony Area in Sq. Ft.= 52.00\n\nAll the above areas are within
10% of the Agreement for Sale Area. The 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.\n\n",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 446.00\nDry Balcony Area in Sq.
Ft.=14.00\nBalcony Area in Sq. Ft.= 35.00\n\n\n\n",
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"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
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    "leaseFrom": "",
    "leaseTo": "",
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    "leaseDate": ""
  }
},
"reportGeneratedDate": "Tue Feb 11 2025 09:13:13 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-02-09"
}

```

Name	Length	Width	Total
Composition :			
Living Room	25'00"	5'00"	125.00
Bedroom	13'00"	9'00"	117.00
Kitchen	10'00"	10'00"	100.00
Toilet	5'00"	6'00"	30.00
Toilet	5'0"	6'0"	30.00
Passage	3'0"	8'0"	24.00
Passage	5'0"	4'0"	20.00
Balcony	5'0"	7'0"	35.00
Other Composition :			
Dry Balcony Area	2'00"	7'00"	14.00