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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
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  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Abhishek",
    "type": "CREDITOFFICER",
    "_id": "676134fc92b59b6d7dc18f93",
    "email": "abhishekpandey.ssl@gmail.com",
    "lastName": "Pandey",
    "mobileNo": "",
    "workMobileNo": "7977964601"
  },
  "fees": {
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    "expectedFees": null,
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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"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
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"staff": {
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  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdfc2",
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"rateVerifier": {
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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  "role": "MAKER",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
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        "label": "Registered Valuer"
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "number": "IBBI/RV/07/2018/10366"
      }
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  }
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        "label": "Chartered Engineer"
      },
      "_id": "60af80072ffdf65bcd658653",
      "number": "AM161706-3"
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      "number": "IBBI/RV/07/2018/10366"
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  ],
  "shortName": "MBC",
  "workWithDocumentMaker": "",
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  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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"location": {
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"geo": {
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  "coordinates": [
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73.07535837653921,
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"siteVisit": {
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      "remark": ""
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  ],
  "schedule": []
},
"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "value": "Maharashtra",
    "label": true
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  "country": {
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    "name": "Country",
    "key": "country",
    "value": "Country - India",
    "label": false
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  "village": {
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  "key": "buildingNo",
  "value": "CL05-06",
  "label": true
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  "value": "Thane",
  "label": true
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  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "label": true
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  "label": false
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  "value": "",
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  "value": "",
  "label": false
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"wing": {
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  "value": "",
  "label": true
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  "status": false,
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"value": "",
"label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "label": false
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  "label": true
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"postalCode": {
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  "name": "Postal Code",
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"key": "postalCode",
"value": "PIN - 421 204",
"label": false
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"suburb": {
  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Dombivli (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "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"
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  "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 + POP Finish"
  }
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"label": "Middle Class"
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"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
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"townplanApprovedByList": {
  "value": "Mumbai_Metropolitan_Region_Development_Authority",
  "label": "Mumbai Metropolitan Region Development Authority"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Tower No. 5",
  "south": "Internal Road",
  "east": "Tower No. 7"
},
"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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    "east": "Internal visit not allowed",
    "south": "Internal visit not allowed",
    "west": "Internal visit not allowed"
  },
  "asPerDocument": {
    "north": "Lift",
    "east": "Marginal Space ",
    "south": "Marginal Space ",
    "west": "Flat No. 1604"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  }
},
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"taxies": {
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"auto": {
  "title": "Auto"
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"privateCars": {
  "title": "Private Cars"
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 1 Bedroom + Living Room + Kitchen + Passage + 2 Toilets. (i.e. 1BHK).",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / Vol -18 / 1188 / 2022 Dated 08.09.2022 issued by Mumbai Metropolitan Region Development Authority",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "At the time of site visit, internal visit was not allowed at site. The details about the work progress status has been provided by Mr. Vinod Thackrey (Customer Relationship Manager - Mobile No. 7208497596)",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "63900",
  "landRate": "9600",
  "igrImage": "cases/67af2f10c594f0b7b6548dc6/igr_1739600738573_Image.png",
  "squareMeterGuideLineRate": "70290.00",
  "squareFeetGuideLineRate": "6530.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
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"rate": "63900.00",
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "14,000/- (Expected rental income per month)",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MMRDA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
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},
"carParking": "Along with One Covered Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2025",
"fullDate": "1/1/2025"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "New_Building",
"label": "New Building"
},
"materialUsedList": {
"value": "Good",
"label": "Good"
},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
}
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"maintenanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Lower_Ground+_Upper_Ground_Floor",
  "label": "Lower Ground + Upper Ground Floor"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
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"label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "25",
"flatFloorNo": "16",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "496.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67af2f10c594f0b7b6548dc6/
routeMap_1739611621495_Image.png",
    "routeLat": "19.181178",
    "routeLng": "73.075043",
    "stationName": "Datiwali",
    "routeDistance": "2.3 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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  "finallatLng": false
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  {
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  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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  "othersRate": "600000",
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  "finalValue": "5412000.00"
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"outward": {
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  "number": "2310591",
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  "monthCount": "241",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
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    "status": false
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  "internalBrickWork": {
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    "isHideFloor": false,
    "status": false
  },
  "externalBrickWork": {
    "label": "External Brick Work",
    "floorsCompleted": "",
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"percentage": "0.00",
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"internalPlastering": {
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  "isHideFloor": false,
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},
"externalPlastering": {
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "status": false
},
>window": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
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  "status": true
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"selectedBuildUpMeasurementType": "Sq. Ft."
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}
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  "societyNameBoardImage": [],
  "compositionImages": []
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    "max": "12265.00"
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  "builtUpRateRange": {
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    "max": "11150.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
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  "additionValueDetails": [],
  "lessValueDetails": []
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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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"ownerName": "Mr. Shirish Govind Agnihotri & Mrs. Bhagyashree Shirish Agnihotri ",
"ownerPhoneNo": "9819323737",
"appAddress": "Flat no. 1603, 16th Floor, Cluster 5, Tower 6, My City Phase 2,
Usarghar Kalyan Dombivali ",
"remark": "",
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    "label": "Agreement for sale"
  },
  "inputs": {
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    "from": {
      "value": "Promoter",
      "label": "Promoter"
    },
    "Promoter": "M/s. Horizon Projects Pvt. Ltd. ",
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Mr. Shirish Govind Agnihotri & Mrs. Bhagyashree Shirish Agnihotri ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "818 / 2021"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "624983",
  "path": "cases/67af2f10c594f0b7b6548dc6/
document_1739534087115_1739534084188_Shirish_Agnihotri.pdf",
  "fileName": "document_1739534087115_1739534084188_Shirish_Agnihotri.pdf"
},
{
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"inputs": {
  "documentDate": "09/09/2021",
  "nameOfApprovingAuthority": {
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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P51700019085"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1739610065981_RERA.pdf",
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"id": "289385",
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"createdAt": "Sat Feb 15 2025 09:01:06 GMT+0000 (Coordinated Universal Time)"
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{
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / Vol -
18 / 1188 / 2022"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1739610131221_Plan.pdf",
  "path": "cases/67af2f10c594f0b7b6548dc6/document_1739610131221_Plan.pdf",
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"createdAt": "Sat Feb 15 2025 09:02:11 GMT+0000 (Coordinated Universal Time)"
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / Vol -
18 / 1188 / 2022 "
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/67af2f10c594f0b7b6548dc6/document_1739610179417_CC.pdf",
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Feb 15 2025 09:03:00 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "014336",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "842375",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 14 2025 11:54:56 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Shirish Govind Agnihotri & Mrs. Bhagyashree Shirish Agnihotri ",
    "phone": "9819323737",
    "ownershipShare": ""
  }
]
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
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"printlnReport": true,
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"property": "Runwal Garden, Dombivali East",
"area": "530",
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"areaType": "Carpet",
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"source": "magic_bricks",
"expectedPrice": "6500000",
"expectedRate": "12264.15",
"builtUpExpectedRate": "11149.23",
"image": "cases/67af2f10c594f0b7b6548dc6/indicator_1739599924246_Image.png",
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"id": "829071"
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  "builtUpArea": {
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    "percentage": "10"
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  "saleableArea": {
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    "percentage": ""
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"id": "253997"
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    "expectedRate": "11500.00",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "47.52",
    "expectedRate": "10454.55",
    "percentage": "10"
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    "expectedRate": "0.00",
    "percentage": ""
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  "floor": "18",
  "source": "Index_no.2",
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  "builtUpExpectedRate": "10454.55",
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  "builtUpArea": {
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    "squareMeterArea": "68.47",
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    "percentage": "10"
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    "expectedRate": "0.00",
    "percentage": ""
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  "floor": "23",
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  "id": "627482"
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    "path": "cases/67af2f10c594f0b7b6548dc6/
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Kalyan, District - Thane, PIN - 421 204, State - Maharashtra, Country - India",
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Other Composition :			