

```
{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
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  "purposeOfValuation": {
    "label": "Housing Loan",
    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Abhishek",
    "type": "CREDITOFFICER",
    "_id": "676134fc92b59b6d7dc18f93",
    "email": "abhishekpandey.ssl@gmail.com",
    "lastName": "Pandey",
    "mobileNo": "",
    "workMobileNo": "7977964601"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "2500"
  },
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "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": "000215",
  "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",
  "value": "Residential"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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"pickupPerson": {
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  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "6006d4ce5080a310ac1fdfc2",
  "role": "ADMIN",
  "firstName": "Jagdish ",
  "email": "jagdish.bhatt@vastukala.org",
  "lastName": "Bhatt",
  "mobileNo": "8425864014",
  "designation": "",
  "shortName": "JB",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\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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},
"maker": {
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  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
"mobileNo": "9529385821",
"designation": "",
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"checker": {
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  "lastName": "Kuperkar",
  "shortName": "SH",
  "email": "shobha@vastukala.org",
  "designation": "",
  "mobileNo": "9004134140",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": ""
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    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
      }
    ]
  }
]
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    },
    {
      "title": {
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      "number": "CAT-I-F-1763"
    },
    {
      "title": {
        "value": "Chartered_Engineer",
        "label": "Chartered Engineer"
      },
      "_id": "60af80072ffdf65bcd658653",
      "number": "AM161706-3"
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    {
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        "label": "Registered Valuer"
      },
      "_id": "60af80072ffdf65bcd658654",
      "number": "IBBI/RV/07/2018/10366"
    }
  ],
  "shortName": "MBC",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
}
]
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  "label": "Bank",
  "value": "BANK"
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"location": {
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  "longitude": "73.07536909794237"
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"geo": {
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  "coordinates": [
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73.07536909794237,
19.18074837825301
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},
"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [
    {
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      "remark": ""
    }
  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-15",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
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    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
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    "label": false
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  "village": {
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    "name": "Village",
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"key": "village",
"value": "Usarghar & Sandap",
"label": true
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"floorNo": {
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  "value": "10",
  "label": false
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  "key": "buildingNo",
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  "label": true
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  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
  "status": false,
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  "key": "city",
  "value": "",
  "label": false
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"tahasilNo": {
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  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Kalyan",
  "label": true
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  "value": "",
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  "key": "buildingName",
  "value": "My City - Phase - II - Cluster 05 - Part I",
  "label": false
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"selectArea": {
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
  "value": "",
  "label": false
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  "name": "Street 2",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
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"value": "",
"label": true
},
"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
  "status": true,
  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "17/1, 17/2, 17/3/A, 17/3/B",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
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  "value": "",
  "label": true
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"selectNo": {
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"name": "Flat / Unit / Office / Gala No.",
"key": "selectNo",
"value": "1007",
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},
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
},
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
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"GUTNo": {
  "status": false,
  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
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"label": true
},
"postalCode": {
  "status": true,
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  "key": "postalCode",
  "value": "PIN - 421 204",
  "label": false
},
"suburb": {
  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Dombivli (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "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"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value": "External_site_visit_only",
    "label": "External site visit only"
  },
  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
},
"general": {
  "ownership": {
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"label": "Sole Ownership"
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"populationClassList": {
  "value": "MiddleClass",
  "label": "Middle Class"
},
"populationGroupList": {
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  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "Mumbai_Metropolitan_Region_Development_Authority",
  "label": "Mumbai Metropolitan Region Development Authority"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
  "north": "Internal Road",
  "west": "Tower No. 5",
  "south": "Internal Road",
  "east": "Tower No. 7"
},
"asPerDocumentAgreement": {
  "north": "Details not available ",
  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Internal visit was not allowed",
    "east": "Internal visit was not allowed",
    "south": "Internal visit was not allowed",
    "west": "Internal visit was not allowed"
  },
  "asPerDocument": {
    "north": "Marginal Space ",
    "east": "Flat No. 1008",
    "south": "Staircase ",
    "west": "Marginal Space "
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
}
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},
"extraDetailOfProperty": "At the time of site visit, internal visit was not allowed at site.
As per Approved Building Plan, the composition of Flat is 1 Bedroom + Living Room /
Dining + Kitchen + Passage + 2 Toilets. (i.e. 1BHK)",
```

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"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.",
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"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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},
"apfDetails": {
  "buildings": [],
  "compositions": []
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},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "11800.00",
  "depreciatedBuildingRate": "2600"
}
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},
"igrRate": {
  "propertyName": "Residential",
  "rate": "63900",
  "landRate": "9600",
  "igrImage": "cases/67b31c25dc5b7cb7d2fb10a8/igr_1739857090744_Image.png",
  "squareMeterGuideLineRate": "67095.00",
  "squareFeetGuideLineRate": "6233.00"
}
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},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "63900.00",
  "squareMeterGuideLineRate": "67095.00",
  "squareFeetGuideLineRate": "6233.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "11,000/- (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": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Open / 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"
},
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"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"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
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"label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "25",
"flatFloorNo": "10",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": ""
},
"finalPlinthArea": {
  "area": "437.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67b31c25dc5b7cb7d2fb10a8/
routeMap_1739876849616_Image.png",
    "routeLat": "19.181178",
    "routeLng": "73.075043",
    "stationName": "Datiwali",
    "routeDistance": "2.3 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
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"finallatlng": false
},
"locationMapImg": [
  {
    "id": "tel42n",
    "name": "tel42n",
    "image": "cases/67b31c25dc5b7cb7d2fb10a8/
routeMap_1739876787289_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "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",
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  "totalextraCollapsibleGatesRate": "0",
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},
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    "status": false
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  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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      "orientation": "portrait"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "11150.00"
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  "saleableRateRange": {
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  }
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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factorFavoringValue": {
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  "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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"ownerName": "Mrs. Suvarna Sandip Bhagat",
"ownerPhoneNo": "8369084069",
"appAddress": "Flat no. 1007, 10th Floor, My City Phase 2, Cluster 5, Tower 06,
Usarghar, Kalyan Dombivali ",
"remark": "",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Horizon Projects Pvt. Ltd.",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mrs. Suvarna Sandip Bhagat",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "279 / 2021"
    },
    "isHardCopy": false,
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  "inputs": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
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    "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / OC -
Cluster 05 - Tower 4,5,6 / 120 / 2025"
  },
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  "displayStatus": false,
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  "createdAt": "Tue Feb 18 2025 10:41:01 GMT+0000 (Coordinated Universal Time)"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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    "number": {
      "value": "No",
      "label": "No"
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  },
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    "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / Vol -  
18 / 1188 / 2022 "  
  },  
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  "displayStatus": false,  
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  "uploadedBy": "62fe044a48a26047e6552796",  
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    "label": "Approved Building Plan"  
  },  
  "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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  "number": {
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    "label": "No"
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  "No": "P51700019085"
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"displayStatus": false,
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Feb 17 2025 11:23:17 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Suvarna Sandip Bhagat",
    "phone": "8369084069",
    "ownershipShare": "",
    "email": "",
    "id": "450833"
  }
],
"proposePurchasers": [],
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  "totalAreaDocument": "398",
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  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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      "percentage": ""
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    "builtUpArea": {
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      "expectedRate": "10101.01",
      "percentage": "10"
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      "expectedRate": "0.00",
      "percentage": ""
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"areaType": "Carpet",
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    "squareMeterArea": "47.83",
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    "percentage": "10"
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  "expectedPrice": "5500000",
  "expectedRate": "11752.14",
  "builtUpExpectedRate": "10683.76",
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  "squareMeter": "43.48",
  "id": "791658"
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{
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    "squareMeterArea": "49.24",
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    "percentage": "10"
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    "expectedRate": "0.00",
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Kalyan, District - Thane, PIN - 421 204, State - Maharashtra, Country - India",
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Ft. = 26.00\n",
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