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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "Sayali",
    "type": "CREDITOFFICER",
    "_id": "64bb68b0a87c525d5c04abb3",
    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
  },
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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": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"staff": {
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  "firstName": "Prakash ",
  "email": "prakashnvetkoli@gmail.com",
  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
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  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"maker": {
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"email": "shilvanta_pratibha@yahoo.co.in",
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"role": "VALUER",
"firstName": "Manoj",
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"lastName": "Chalikwar",
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  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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  "label": "BANK"
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    {
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    "value": "India",
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    "value": "Katrap",
    "label": true
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  "key": "wing",
  "value": "D",
  "label": true
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  "label": true
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  "label": false
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  "value": "",
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  "label": true
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  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
  }
}
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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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"general": {
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Kulgaon_Badlapur_Municipal_Council",
    "label": "Kulgaon Badlapur Municipal Council"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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"west": "Tulsi Aagan Building",
"south": "Wing - E",
"east": "Internal Road"
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  "west": "Tulsi Aangan",
  "south": "S & S Enterprises",
  "east": "Road"
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  "asPerActual": {
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    "east": "Marginal Space",
    "south": "Marginal Space",
    "west": "Lobby / Staircase"
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  "asPerDocument": {
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    "east": "Marginal Space",
    "south": "Marginal Space",
    "west": "Lobby / Staircase"
  },
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  "title": "Boundaries of The Flat"
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  "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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"unauthorizedConstruction": "",
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"extraDetailOfBuilding": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "6050",
  "depreciatedBuildingRate": "2050"
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  "rate": "55400",
  "landRate": "9830",
  "igrImage": "cases/67b40d92e1b0fbb7b7ed867a/igr_1740050660473_Image.png",
  "squareMeterGuideLineRate": "55400.00",
  "squareFeetGuideLineRate": "5147.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "88",
  "rate": "4639.00",
  "squareFeetGuideLineRate": "4639.00",
  "squareMeterGuideLineRate": "49932.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "Rs. 6,000.00 Present rental income per month",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
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"floorSpaceIndex": "As per KBMC norms",
"tenantName": "Mr. Ashok Bhimani",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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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": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt / Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2013",
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"fullDate": "1/1/2013"
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  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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}
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
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  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "48",
"ageOfBuilding": "12",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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    "routeLng": "73.226240",
    "stationName": "Badlapur",
    "routeDistance": "1.7 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
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    "type": "Point"
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    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
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      "name": "jypasn",
      "image": "cases/67b40d92e1b0fbb7b7ed867a/
routeMap_1740054228832_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "date": "Fri Feb 21 2025 05:01:03 GMT+0000 (Coordinated Universal Time)",
  "number": "2310670",
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"rateVerify": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
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"status": true
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
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  "status": false
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"externalDevelopmentFinalFinishing": {
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  "isHideFloor": true,
  "status": false
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  "status": true
}
},
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      "path": "cases/67b40d92e1b0fbb7b7ed867a/
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      "orientation": "portrait"
    }
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  "externalPhotos": [
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    "orientation": "portrait"
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    "status": false,
    "_id": "67b6ef27dc5b7cb7d2fcbafe",
    "name": "externallmg_r_1740042001989_1740041844129_image_6.jpg",
    "path": "cases/67b40d92e1b0fbb7b7ed867a/
externallmg_r_1740042001989_1740041844129_image_6.jpg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67b6ef27dc5b7cb7d2fcbafb",
    "name": "externallmg_r_1740041978143_1740041844129_image_3.jpg",
    "path": "cases/67b40d92e1b0fbb7b7ed867a/
externallmg_r_1740041978143_1740041844129_image_3.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67b6ef27dc5b7cb7d2fcb01",
    "name": "externallmg_r_1740042006674_1740041844129_image_9.jpg",
    "path": "cases/67b40d92e1b0fbb7b7ed867a/
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "externallmg_r_1740042014653_1740041844129_image_16.jpg",
    "path": "cases/67b40d92e1b0fbb7b7ed867a/
externallmg_r_1740042014653_1740041844129_image_16.jpg",
    "orientation": "portrait"
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    "status": false,
    "_id": "67b6ef27dc5b7cb7d2fcb07",
    "name": "externallmg_r_1740042012282_1740041844129_image_15.jpg",
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    "_id": "67b6ef27dc5b7cb7d2fcbb00",
    "name": "externallmg_r_1740042005583_1740041844129_image_8.jpg",
    "path": "cases/67b40d92e1b0fbb7b7ed867a/
externallmg_r_1740042005583_1740041844129_image_8.jpg",
    "orientation": "portrait"
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    "status": false,
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"compositionImages": []
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"indicatorRange": {
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    "max": "7127.00"
  },
  "builtUpRateRange": {
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    "max": "5939.00"
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  "saleableRateRange": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "MAKER": false,
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"SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "449.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Yogendra Ashokkumar Mishra & Mrs. Sunita Yogendra Mishra",
"ownerPhoneNo": "7387058872",
"fullAddress": "Residential Flat No. 206, 2nd Floor, Wing - D, Satyam Prime, Satyam Prime A,B,C,D Wing Co.-Op. Hsg. Soc. Ltd., Near Yogeshwar Hotel, Village - Katrap, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India",
"remark": "\n\n",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "23/12/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      }
    }
  }
]
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    },
    "Transferor": "Mrs. Reena Kaushal Maheshwari, Mr. Abadh Kaushal Maheshwari &
Mr. Prarikshit Kaushal Maheshwari",
    "to": {
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      "label": "transferee"
    },
    "transferee": "Mr. Yogendra Ashokkumar Mishra & Mrs. Sunita Yogendra Mishra ",
    "number": {
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      "label": "No"
    },
    "No": "16552 / 2024"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "353676",
  "path": "cases/67b40d92e1b0fbb7b7ed867a/
document_1739853171431_AGREEMTN_0001.pdf",
  "fileName": "document_1739853171431_AGREEMTN_0001.pdf"
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{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "06/03/2013",
    "nameOfApprovingAuthority": {
      "value": "Kulgaon_Badlapur_Municipal_Council",
      "label": "Kulgaon Badlapur Municipal Council"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KBNP / NRV / 549 / 2012 - 2013 / UNIQUE No. 54"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1740036787030_224938.pdf",
  "path": "cases/67b40d92e1b0fbb7b7ed867a/
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  "id": "407823",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Thu Feb 20 2025 07:33:07 GMT+0000 (Coordinated Universal Time)"
}
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},
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  "documentType": {
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  "inputs": {
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      "value": "Kulgaon_Badlapur_Municipal_Council",
      "label": "Kulgaon Badlapur Municipal Council"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "not visible for the Year - 2013"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "244851",
  "path": "cases/67b40d92e1b0fbb7b7ed867a/
document_1740036917626_272961.pdf",
  "fileName": "document_1740036917626_272961.pdf"
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    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "12/12/2024",
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "021664349300"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1740037578479_183922.pdf",
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  "id": "721063",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Thu Feb 20 2025 07:46:18 GMT+0000 (Coordinated Universal Time)"
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      "label": "Kulgaon Badlapur Municipal Council"
    },
    "to": {
      "value": "Seller",
      "label": "Seller"
    },
    "Seller": "Reena Kaushal Maheshwari, Mr. Abadh Kaushal Maheshwari & Mr. Prarikshit Kaushal Maheshwari ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KBMC2425PT000058732"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1740037895024_314163.pdf",
  "path": "cases/67b40d92e1b0fbb7b7ed867a/document_1740037895024_314163.pdf",
  "id": "971914",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Thu Feb 20 2025 07:51:35 GMT+0000 (Coordinated Universal Time)"
},
"assignmentType": {
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  "label": "Retail"
},
"caseNumber": "014382",
"createdBy": "6410199a140f140ffc59b58c",
"caseHistory": [
  {
    "id": "509597",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 18 2025 04:33:22 GMT+0000 (Coordinated Universal Time)"
  }
]
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],
"owners": [
  {
    "name": "Mr. Yogendra Ashokkumar Mishra & Mrs. Sunita Yogendra Mishra",
    "phone": "7387058872",
    "ownershipShare": "",
    "email": "",
    "id": "905314"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "347578",
    "name": "Living Room",
    "length": "15.00",
    "length1": "15",
    "length2": "00",
    "width": "9.00",
    "width1": "9",
    "width2": "00",
    "totalArea": "135.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "135.00"
  },
  {
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      "label": "Square Feet"
    },
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    "name": "Bedroom",
    "length": "13.00",
    "length1": "13",
    "length2": "0",
    "width": "7.00",
    "width1": "7",
    "width2": "0",
    "totalArea": "91.00",
    "images": [],
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```
"finalArea": "91.00",
"extraAreas": []
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  "name": "Kitchen",
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  "length1": "7",
  "length2": "0",
  "width": "10.00",
  "width1": "10",
  "width2": "0",
  "totalArea": "70.00",
  "images": [],
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "5.00",
  "length1": "5",
  "length2": "0",
  "width": "4.00",
  "width1": "4",
  "width2": "0",
  "totalArea": "20.00",
  "images": [],
  "finalArea": "20.00",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "WC",
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"width1": "4",
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"totalArea": "12.00",
"images": [],
"extraAreas": [],
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    "label": "Square Feet"
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  "width2": "0",
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Cupboard",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "8.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "8.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "7",
  "name": "Cupboard",
  "length": "3.00",
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  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Balcony",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "55.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "55.00"
}
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"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flower Bed Area",
```

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    "value": "Flower_Bed_Area"
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    "label": "Square Feet"
  },
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    "value": "Carpet"
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  "name": {
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    "value": "Flower_Bed_Area"
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  "measurementType": {
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    "label": "Square Feet"
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      "label": "Square Feet"
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    "builtUpArea": {
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      "percentage": "20"
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  "builtUpArea": {
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    "squareMeterArea": "65.03",
    "expectedRate": "5571.43",
    "percentage": ""
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  "path": "cases/67b40d92e1b0fbb7b7ed867a/
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{
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "createdAt": "Thu Feb 20 2025 11:25:05 GMT+0000 (Coordinated Universal Time)",
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      "firstName": "Rashmi",
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      "lastName": "Jadhav",
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    "note": "Value Calculated",
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  }
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"updatedAt": "2025-02-21T05:06:44.242Z",
"__v": 0,
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
"caseReferredBy": "6410199a140f140ffc59b58c",
"contactPersonName": "Mr. Yogendra Ashokkumar Mishra - Owner / Person Meets at
site - Mrs. Varsha Bhimani",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant's Wife",
"rerald": "",
"siteVisitContactNo": "7387058872",
"siteVisitDate": "2025-02-20",
"buildingServicesRate": "2500",
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"finalCarpetConvertToBuiltUpPer": "20",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 449.00",
"flatRate": "6500",
"landOtherRate": "4000",
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    "value": "Independent_Building"
  }
},
"roadFacing": false,
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},
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC +
```

Passage + 2 Cupboard + Balcony",
 "carpetTotal": "430",
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 "otherCompositionCarpetTotal": "36.00",
 "otherCompositionSaleableTotal": "0.00",
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 "finalSalableArea": "563.86",
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 "value": "Free_Hold"
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 "leasePremium": "",
 "leaseRent": "",
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 "leaseFrom": "",
 "leaseTo": "",
 "remainingLeasePeriod": 0,
 "leaseDate": ""
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 },
 "reportGeneratedDate": "Fri Feb 21 2025 00:00:00 GMT+0000 (Coordinated Universal
 Time)",
 "finalSaleablePercentage": "0"
}

Name	Length	Width	Total
Composition :			
Living Room	15'00"	9'00"	135.00
Bedroom	13'0"	7'0"	91.00
Kitchen	7'0"	10'0"	70.00

Bathroom	5'0"	4'0"	20.00
WC	3'00"	4'00"	12.00
Passage	3'0"	9'0"	27.00
Cupboard	2'00"	4'00"	8.00
Cupboard	3'00"	4'00"	12.00
Balcony	11'00"	5'00"	55.00
Other Composition :			
Flower Bed Area	4'00"	4'00"	16.00
Flower Bed Area	5'00"	4'00"	20.00