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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
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      "_id": "66a0b4db20bf0172211bd49d"
    },
    "firstName": "Pradip",
    "type": "CREDITOFFICER",
    "_id": "66a0b4fc935bbf721bf56834",
    "email": "brmgr197@mahabank.co.in",
    "lastName": "Yadav",
    "mobileNo": "",
    "workMobileNo": "8319188837"
  },
  "fees": {
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    "propertyValue": "4000000",
    "discussWithPerson": "Pradip",
    "expectedFees": 2000,
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"organization": {
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  "name": "Mumbai",
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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"
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"client": {
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "197",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "brmgr197@mahabank.co.in",
  "ledgerName": "",
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  "address": "1st Floor, Matruchaya Building A Wing, Near Bridge Station Road,
Nalasopara West Palghar 401203"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"role": "DELIVERYPERSON",
"firstName": "Amit",
"email": "amitsalvi2909@gmail.com",
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"shortName": "Amit",
"workWithDocumentMaker": "",
"profilePhoto": "users/659ccce98f39506e83489828/
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"siteEngineer": {
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"role": "SITEENGINEER+MAKAR+CHECKER",
"firstName": "AJAY",
"email": "ajayrewale503@gmail.com",
"lastName": "REWALE",
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"designation": "",
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"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Shobha",
"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
"shortName": "SH",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
}
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  "value": "BANK"
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  "longitude": "72.84148468518278"
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    {
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      "dateTime": "2025-02-21",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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    "label": true
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    "value": "India",
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  "value": "",
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  "key": "tahasilNo",
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  "label": false
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  "label": false
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  "key": "oldSurveyNumber",
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
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  "key": "municipalityWardNo",
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  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "key": "suburb",
  "value": "Vasai (East)",
  "label": false
}
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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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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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering"
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"general": {
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Vasai Virar City Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Sai Ustav CHSL",
  "west": "Ustav Shopping Centre",
  "south": "Star Residency",
  "east": "Wing - B"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "east": "Staircase",
    "south": "Marginal Space",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "south": "Details not available",
    "west": "Details not available"
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Part Occupancy Certificate Document No.
CIDCO / VVSR / POC / BP - 3601 / E / 1491 dated 21.03.2007 issued by CIDCO",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "The loading between Measured Carpet Area to Built Up Area mentioned
in agreement is 40%. We have considered area as per agreement for the valuation
purpose.",
  "depreciationPercentage": "27",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "6879",
  "depreciatedBuildingRate": "1679"
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  "rate": "58000",
  "landRate": "13400",
  "igrImage": "cases/67b7204adc5b7cb7d2fd0e29/igr_1740468826024_Image.png",
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  "squareFeetGuideLineRate": "4580.00"
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},
"igrFinalRate": {
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  "squareFeetGuideLineRate": "3980.00",
  "squareMeterGuideLineRate": "42838.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "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 VVCMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Open Car Parking",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2007",
"fullDate": "1/1/2007"
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"planningArea": {
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"label": "Residential"
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"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Good",
"label": "Good"
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"buildingSpecification": {
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"structuralSafety": {
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
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"label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "42",
"ageOfBuilding": "18",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "525.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67b7204adc5b7cb7d2fd0e29/
routeMap_1740470155701_Image.png",
    "routeLat": "19.398121",
    "routeLng": "72.841729",
    "stationName": "Vasai Road",
    "routeDistance": "3.5 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
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routeMap_1740470104310_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "number": "2310740",
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    "status": false
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    "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "label": "Window",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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      "orientation": "portrait"
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  "societyNameBoardImage": [
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    "name": "Living Room",
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
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externallmg_1740160898218_1740160448497_image_6.jpeg",
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    "max": "11150.00"
  },
  "builtUpRateRange": {
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    "max": "9292.00"
  },
  "saleableRateRange": {
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    "max": "7739.00"
  }
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
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  "status": true,
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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. Harsha Deepak Yadav alias Harsha Chunilal Vegad & Mr. Deepak
Dhirubhai Yadav",
"ownerPhoneNo": "7798402306",
"appAddress": "FLAT NO A-301 3RD FLOOR BLDG NO 5 UTSAV APARTMENT
MADHUBAN TOWNSHIP CHS LTD MADHUBAN TOWNSHIP GOKHIWARE VASAI
EAST PALGHAR ",
"remark": "",
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  {
    "documentType": {
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "03/11/2023",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Jayaprakash K. Shetty alias Mr. Jayaprakash Krishnayya Shetty",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Harsha Deepak Yadav alias Harsha Chunilal Vegad & Mr.
Deepak Dhirubhai Yadav",
      "number": {
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        "label": "Document No"
      },
      "Document_No": "14517/2023"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "390711",
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CIDCO / VVSR / POC / BP - 3601 / E / 1491 dated 21.03.2007"
  },
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document_1740471399276_196298.pdf",
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
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],
"caseNumber": "014483",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 20 2025 12:30:02 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Harsha Deepak Yadav alias Harsha Chunilal Vegad & Mr. Deepak
Dhirubhai Yadav",
    "phone": "7798402306",
    "ownershipShare": "",
    "email": ""
  }
]
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    "id": "241635"
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"proposePurchasers": [],
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      "label": "Square Feet"
    },
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    "length": "15.67",
    "length1": "15",
    "length2": "8",
    "width": "9.00",
    "width1": "9",
    "width2": "00",
    "totalArea": "141.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "141.00"
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "name": "Kitchen",
    "length": "11.42",
    "length1": "11",
    "length2": "5",
    "width": "7.25",
    "width1": "7",
    "width2": "3",
    "totalArea": "82.77",
    "images": [],
    "extraAreas": [],
    "finalArea": "82.77"
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    }
  }
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  "name": "Bathroom",
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  "length1": "5",
  "length2": "9",
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  "width1": "3",
  "width2": "8",
  "totalArea": "21.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.08"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "WC",
  "length": "3.42",
  "length1": "3",
  "length2": "5",
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  "width1": "4",
  "width2": "5",
  "totalArea": "15.09",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.09"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
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  "width1": "9",
  "width2": "1",
  "totalArea": "109.00",
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"value": "60ae1254aa6d152c1801b326"
},
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"squareMeterArea": "48.77",
"totalAreaDocument": "525",
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"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "198660"
}
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"area": "583.00",
"squareMeterArea": "54.16",
"expectedRate": "11149.23",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "65.00",
"expectedRate": "9291.02",
"percentage": "20"
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"saleableArea": {
"area": "840",
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"squareMeterArea": "78.04",
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"area": "583",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "-",
"source": "Nobroker.com",
"expectedPrice": "6500000",
"expectedRate": "11149.23",
"builtUpExpectedRate": "9291.02",
"image": "cases/67b7204adc5b7cb7d2fd0e29/
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"squareMeter": "54.16",
"id": "180965"
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{
"carpetArea": {
"area": "389.00",
"squareMeterArea": "36.14",
"expectedRate": "9254.50",
"percentage": ""
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"builtUpArea": {
"area": "466.80",
"squareMeterArea": "43.37",
"expectedRate": "7712.08",
"percentage": "20"
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"saleableArea": {
"area": "560.16",
"squareMeterArea": "52.04",
"expectedRate": "6426.74",
"percentage": "20"
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"_id": "67bd7263a7b683fa782887a2",
"property": "Madhuban Township, Vasai East",
"area": "389",
"builtUpPercentage": "20",
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"saleablePercentage": "20",
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"floor": "-",
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"expectedPrice": "3600000",
"expectedRate": "9254.50",
"builtUpExpectedRate": "7712.08",
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indicator_1740468413252_Image.png",
"squareMeter": "36.14",
"id": "214330"
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  "carpetArea": {
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    "squareMeterArea": "33.29",
    "expectedRate": "9348.92",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "39.95",
    "expectedRate": "7790.70",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "430",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "2",
  "source": "Index_no.2",
  "expectedPrice": "3350000",
  "expectedRate": "9348.92",
  "builtUpExpectedRate": "3350000",
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indicator_1740468569194_Image.png",
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"squareMeter": "39.95",
"id": "703720"
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    "squareMeterArea": "70.99",
    "expectedRate": "9029.40",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "85.19",
    "expectedRate": "7524.54",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "2",
  "source": "Index_no.2",
  "expectedPrice": "6900000",
  "expectedRate": "9029.40",
  "builtUpExpectedRate": "6900000",
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indicator_1740468676243_Image.png",
  "squareMeter": "85.19",
  "id": "619299"
}
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    "status": false,
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    "orientation": "portrait"
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Apartment, Utsav Apartment Madhuban Township Co-op. Hsg. Soc. Ltd., Madhuban
Township, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar, PIN -
401 208, State - Maharashtra, India",
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"carpetTotal": "259.94",
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 "siteVisitDate": "2025-02-21"

Name	Length	Width	Total
Composition :			
Living Room	15'8"	9'00"	141.00
Kitchen	11'5"	7'3"	82.77
Bathroom	5'9"	3'8"	21.08
WC	3'5"	4'5"	15.09
Bedroom	12'00"	9'1"	109.00
Other Composition :			