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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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    },
    "firstName": "Khushboo",
    "type": "CREDITOFFICER",
    "_id": "668f6ec03704d60337fb288f",
    "email": "khush.chaturvedi45@ssl.co.in",
    "lastName": "Chaturvedi",
    "mobileNo": "",
    "workMobileNo": "9892212387"
  },
  "fees": {
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  "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": {
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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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  "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": "",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  "type": "EMPLOYEE",
  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
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      "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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],
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  "value": "BANK"
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      "remark": ""
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  "visitedDate": [
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      "dateTime": "2025-02-26T18:28:13.268Z",
      "remark": ""
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    "value": "Carpet"
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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  "label": true
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  "label": true
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"tahasilNo": {
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"value": "",
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  "value": "Thane ",
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  "value": "",
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  "label": false
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  "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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  "label": true
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  "value": "",
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  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "Thane (West)",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "value": "rcc_Slab"
  },
  "flooring": {
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    "value": "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": "Aluminium Sliding Windows with window grills"
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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"general": {
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    "label": "Joint Ownership"
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Urban"
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  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Club House ",
    "south": "Building No. 17",
    "east": "Open Plot "
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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  "unitBoundaries": {
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    "east": "Marginal Space ",
    "south": "Staircase ",
    "west": "Lift"
  },
  "asPerDocument": {
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    "east": "Marginal Space ",
    "south": "Staircase ",
    "west": "Lift"
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "remark": "",
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  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "13532",

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"depreciatedBuildingRate": "2132"
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"igrRate": {
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  "landRate": "19900",
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  "squareMeterGuideLineRate": "97700.00",
  "squareFeetGuideLineRate": "9077.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "88",
  "rate": "8209.00",
  "squareMeterGuideLineRate": "88364.00",
  "squareFeetGuideLineRate": "8209.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Vacant",
    "value": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Property No. 130970600/00014",
  "taxPaidHolderName": "Mrs. Sheela Kamalasanan ",
  "taxAmount": "Rs. 6858/-",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per TMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
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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": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Stilt / Open Car Parking Space ",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2013",
    "fullDate": "1/1/2013"
  },
  "planningArea": {
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    "value": "Residential"
  },
  "typeOfStructure": {
    "label": "R.C.C. Framed Structure",
    "value": "R.C.C._Framed_Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  }
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},
"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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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": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "label": "Normal",
  "value": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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  "label": "No",
  "value": "0"
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"systemOfAirConditioning": {
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"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "48",
"ageOfBuilding": "12",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "28",
"flatFloorNo": "2",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "676.80",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67bd661edea35df776b4c636/
routeMap_1740641016353_Image.png",
"routeLat": "19.258932",
"routeLng": "72.956773",
"stationName": "Thane",
"routeDistance": "12.7 Km. ",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
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}
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  "finallatLng": false
},
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  {
    "id": "aiwrbf",
    "name": "aiwrbf",
    "image": "cases/67bd661edea35df776b4c636/
routeMap_1740640932702_Image.png"
  }
],
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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      "orientation": "portrait"
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      "path": "cases/67bd661edea35df776b4c636/
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  "orientation": "landscape"
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  "path": "cases/67bd661edea35df776b4c636/
externallmg_1740594444715_image.jpeg",
  "orientation": "portrait"
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    "orientation": "landscape"
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    "name": "externallmg_1740594449855_image.jpeg",
    "path": "cases/67bd661edea35df776b4c636/
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    "orientation": "portrait"
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"compositionImages": []
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    "max": "16667.00"
  },
  "builtUpRateRange": {
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    "max": "13889.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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  "status": true,
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "",
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  "isEditable": false
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  "PRINT": false,
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"ownerName": "Mr. Rajarshi Paul & Mrs. Ruma Paul ",
"ownerPhoneNo": "9990924410",
"appAddress": "Flat no. 203, 2nd Floor, Building no. 18, Type E, phase 2, Trinity Hills
CHS, Hawre City, Thane",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Transferor",
        "label": "Transferor"
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      "Transferor": "Mrs. Sheela Kamalasanan & Mr. Shrikant Kamalasanan",
      "to": {
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    "label": "Transferee"
  },
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  "number": {
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    "label": "No"
  },
  "No": "5367 / 2025"
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"fileName":
"document_1740465679603_1740465667413_Registry_copy_Scanned.pdf"
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "2007 / 06 / TMC / TDD / 410"
  },
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  "createdAt": "Thu Feb 27 2025 06:28:24 GMT+0000 (Coordinated Universal Time)"
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"label": "Occupancy Certificate"
},
"inputs": {
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  "nameOfApprovingAuthority": {
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    "label": "Thane Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "2007 / 06 / TMC / TDD / 41"
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"displayStatus": false,
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Thane Municipal Corporation"
    },
    "to": {
      "value": "Seller",
      "label": "Seller"
    },
    "Seller": "Mrs. Sheela Kamalasanan",
    "number": {
      "value": "property_no",
      "label": "property no"
    },
    "property_no": "130970600/00014"
  },
  "isHardCopy": false,
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      "label": "Society Maintenance Bill"
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    "inputs": {
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        "label": "No"
      },
      "No": "24508 dated 01.12.2024 in the name of Mrs. Sheela Kamalasanan & Mr.
Shrikant Kamalasanan issued by Trinity Hills Co-Op. Hsg. Soc. Ltd"
    },
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    "displayStatus": false,
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    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Thu Feb 27 2025 06:33:30 GMT+0000 (Coordinated Universal Time)"
  }
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"caseNumber": "014542",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 25 2025 06:41:34 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rajarshi Paul & Mrs. Ruma Paul ",
    "phone": "9990924410",
    "ownershipShare": ""
  }
]
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"email": "",
"id": "671177"
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"siteInspection": [
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},
"providedBy": {
"label": "Owner",
"value": "Owner"
},
}_id": "67bef3808b4dad9a754db5be",
"area": "544",
"providedByName": "Mr. Rajarshi Paul And Mrs. Ruma Paul",
"providedByContactNo": "9990924410"
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"value": "Square_Feet"
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"name": "Bedroom",
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"length2": "4",
"width": "10.67",
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"width2": "8",
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"images": [],
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"name": "Extra ",
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"finalArea": "122.22"
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    "label": "Square Feet",
    "value": "Square_Feet"
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  "name": "Toilet",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "6.92",
  "width1": "6",
  "width2": "11",
  "totalArea": "27.09",
  "images": [],
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  "finalArea": "27.09"
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "name": "Passage",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "32.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.81"
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  "measurementType": {
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    "value": "Square_Feet"
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  "name": "Bedroom",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
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  "images": [],
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        "value": "Square_Feet"
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      "name": "Extra ",
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      "width1": "1",
      "width2": "00",
      "totalArea": "10.00"
    }
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  "finalArea": "93.96"
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "3.92",
  "length1": "3",
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    "value": "Square_Feet"
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  "width2": "11",
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  "images": [],
  "extraAreas": [],
  "finalArea": "68.59"
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    "value": "Square_Feet"
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  "length": "10.67",
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  "width1": "12",
  "width2": "11",
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        "value": "Square_Feet"
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  ]
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      "value": "Square_Feet"
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    "length2": "00",
    "width": "1.00",
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    "width2": "00",
    "totalArea": "4.00"
  }
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"finalArea": "173.78"
}
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Trinity Hills Co-Op. Hsg. Soc. Ltd., Haware Citi, Kasarvadavali, Ghodbunder Road,
Village - Vadavali , Thane (West), Taluka - Thane , District - Thane , PIN - 400 615,
State - Maharashtra, Country - India",
"updatedAt": "60f915d3f3dd69653a592199",
"addressForMap": "",
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"contactPersonName": "Mr. Jitendra Gajra",
"email": "",
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"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Broker",
"rerald": "",
"siteVisitContactNo": "8355913008",
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"carpetTotal": "545.54",
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"finalCarpetConvertToBuiltUpPer": "20",
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"flatRate": "14000",
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Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area.",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Bedroom	10'4"	10'8"	110.22
Toilet	3'11"	6'11"	27.09
Passage	8'9"	3'9"	32.81
Bedroom	9'5"	8'11"	83.96
Toilet	3'11"	6'11"	27.09
Kitchen	9'11"	6'11"	68.59
Living Room	10'8"	12'11"	137.78
Other Composition :			