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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false,
    "proportionateValue": false
  },
  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "firstName": "Nilesh",
    "type": "CREDITOFFICER",
    "_id": "66c2ea88c884d112334bae78",
    "email": "hlst.ghatkopar@sbi.co.in",
    "lastName": "Chaurasia",
    "mobileNo": "",
    "workMobileNo": "8668392343"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "2500"
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"organization": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "5fc6c33c74d12c494856b7f7",
  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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"siteEngineer": {
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  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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"rateVerifier": {
  "type": "EMPLOYEE",
  "_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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"mobileNo": "9529385821",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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"valuers": [
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    "valuersRegistrationNumber": [
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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",
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    "registrationNo": [
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  }
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"title": {
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{
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
  "label": "Bank",
  "value": "BANK"
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  "longitude": "72.98447613041691"
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      "remark": ""
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  ],
  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2025-03-03T16:43:57.857Z",
      "remark": ""
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      "dateTime": "2025-03-02",
      "remark": "MANUAL_IN_TASK"
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      "remark": "MANUAL_IN_TASK"
    },
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      "dateTime": "2025-03-03",
      "remark": "MANUAL_IN_TASK"
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  "rateMax": "23000",
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    "name": "Carpet",
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  "underConstruction": false
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    "name": "Country",
    "key": "country",
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    "label": false
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  "village": {
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    "value": "Majiwade",
    "label": true
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  "buildingNo": {
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"value": "Thane ",
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  "label": false
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  "value": "",
  "label": true
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  "key": "buildingName",
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  "label": false
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  "value": "Near Kapurbawdi Junction",
  "label": false
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"landmark": {
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "Paramount D - Camellia (T4)",
  "label": true
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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,
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"key": "newSurveyNumber",
"value": "114/8(Part), 114/4(Part),144/9A(Part) & others ",
"label": true
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  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
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"blockNo": {
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "224",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 400 608",
  "label": false
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"suburb": {
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  "key": "suburb",
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  "label": false
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"flatSpecifications": {
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"value": "rcc_Slab"
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"flooring": {
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"value": "VerifiedTileFlooring"
},
"doors": {
"label": "Teak Wood Door Frame With Flush Shutters",
"value": "Teak_Wood_Door_Frame_With_Flush_Shutters"
},
"windows": {
"value": "Aluminium_Sliding_Windows_with_window_grills",
"label": "Aluminium Sliding Windows with window grills"
},
"fittings": {
"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed ",
"value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_"
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"finishing": {
"value": "Cement Plastering+_POP_Finish",
"label": "Cement Plastering + POP Finish"
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"general": {
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"label": "Joint Ownership"
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"label": "Middle Class",
"value": "MiddleClass"
},
"populationGroupList": {
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"value": "Urban"
},
"townplanApprovedByList": {
"label": "Thane Municipal Corporation",
"value": "Thane_Municipal_Corporation"
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
}
},
}
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"asPerActualAgreement": {
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  "west": "Tower - T3",
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  "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": {
  "asPerActual": {
    "north": "Staircase ",
    "east": "Flat No. 223",
    "south": "Lift",
    "west": "Passage "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
  "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": "",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received, we assumed
that the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "compositions": []
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  "remark": "At the time of site visit, internal interior work was in progress.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "137600",
  "landRate": "41400",
  "igrImage": "cases/67c575c2b68bc2f4276a151d/igr_1741065534962_Image.png",
  "squareMeterGuideLineRate": "158240.00",
  "squareFeetGuideLineRate": "14701.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
  "rate": "137600.00",
  "squareMeterGuideLineRate": "158240.00",
  "squareFeetGuideLineRate": "14701.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "Owner_Occupied"
  },
  "monthlyRent": "38,000/- (Expected rental income per month)",
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"assessmentNo": "Details not available ",
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per TMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Internal renovation work was in progress "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MuncipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Along with One Vehicle Parking Space ",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
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"month": "1",
"year": "2024",
"fullDate": "1/1/2024"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
},
"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "New_Building",
  "label": "New Building"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"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": {
  "label": "New Building",
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"value": "New_Building"
},
"maintenanceOfTheBuilding": {
  "label": "New Building",
  "value": "New_Building"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "label": "New Building",
  "value": "New_Building"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Ground",
  "value": "ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "1",
"noOfPodium": "3",
"noOfAmenityFloors": "0",
"noOfFloors": "33",
"flatFloorNo": "22",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "739.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1741150257457_Image.png",
    "routeLat": "19.218083",
    "routeLng": "72.985167",
    "stationName": "Thane",
    "routeDistance": "4.6 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "5br13",
    "name": "5br13",
    "image": "cases/67c575c2b68bc2f4276a151d/
routeMap_1741071347001_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  }
},
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  "status": false
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  "status": false
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"externalPainting": {
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  "status": false
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  "status": false
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  "status": true
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      "orientation": "portrait"
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externallmg_1741020160495_image.jpeg",
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    "name": "externallmg_1741020162794_image.jpeg",
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    "orientation": "landscape"
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    "status": false,
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    "path": "cases/67c575c2b68bc2f4276a151d/
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      "orientation": "portrait"
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  "compositionImages": []
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    "max": "22645.00"
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  "builtUpRateRange": {
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    "max": "20586.00"
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  "saleableRateRange": {
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    "max": "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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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "isEditable": false
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  "RATE_VERIFY": false,
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  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"ownerName": "Mrs. Manasvi Manish Kasare & Mr. Manish Vishwanath Kasare",
"ownerPhoneNo": "9869168882",
"appAddress": "Flat no. 224, 22nd Floor, Paramount D, Camelia, Kalpataru
Paramount, Majiwade, Thane West ",
"remark": "",
"documents": [
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    "label": "Agreement for sale"
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  "inputs": {
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    "from": {
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      "label": "Promoter"
    },
    "Promoter": "M/s. Kalpataru Homes Pvt. Ltd.",
    "to": {
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      "label": "Allottee"
    },
    "Allottee": "Mrs. Manasvi Manish Kasare & Mr. Manish Vishwanath Kasare",
    "number": {
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      "label": "No"
    },
    "No": "16877 / 2023"
  },
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  "Promoter": "M/s. Kalpataru Homes Pvt. Ltd.",
  "to": {
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    "label": "Allottee"
  },
  "Allottee": "Mrs. Manasvi Manish Kasare & Mr. Manish Vishwanath Kasare"
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"displayStatus": false,
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},
{
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    "value": "No",
    "label": "No"
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  "No": "P51700021474"
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    "nameOfApprovingAuthority": {
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      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "88 / 381 / TMC / TDD / 3155 / 19"
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    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Tue Mar 04 2025 05:44:15 GMT+0000 (Coordinated Universal Time)"
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        "label": "Thane Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "TMCB / PO / 2024 / APL / 00127"
  },
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  "path": "cases/67c575c2b68bc2f4276a151d/
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  "id": "735250",
  "uploadedBy": "62fe044a48a26047e6552796",
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"createdBy": "60b7177d2ffdf65bcd65882a",
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    "title": "Create Lead",
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    "datetime": "Mon Mar 03 2025 09:26:26 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Manasvi Manish Kasare & Mr. Manish Vishwanath Kasare",
    "phone": "9869168882",
    "ownershipShare": "",
    "email": "",
    "id": "928977"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67c5dba6f0a44c1ac757fb79",
    "area": "645",
    "providedByName": "Mrs. Mansvi Manish Kasare And Mr. Manish Vishwanath
Kasare",
    "providedByContactNo": "9869168882"
  }
],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "name": "Living Room",
    "length": "9.58",
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"length2": "7",
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"width1": "19",
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"totalArea": "190.87",
"images": [],
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    "label": "Square Feet"
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  "length1": "12",
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  "width1": "3",
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  "width": "7.75",
  "width1": "7",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
  "finalArea": "67.81"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "33.00",
  "length1": "33",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "33.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "12.42",
  "width1": "12",
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"width2": "5",
"totalArea": "111.75",
"images": [],
"extraAreas": [],
"finalArea": "111.75"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "12.17",
  "length1": "12",
  "length2": "2",
  "width": "9.67",
  "width1": "9",
  "width2": "8",
  "totalArea": "117.61",
  "images": [],
  "extraAreas": [
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        "value": "Square_Feet",
        "label": "Square Feet"
      },
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      "extraAreaType": "Add",
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      "length2": "9",
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},
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    "value": "Carpet"
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    "value": "Dry_Balcony_Area"
  },
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    "label": "Square Feet"
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{
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  "label": "Square Feet"
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"id": "519621",
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      "squareMeterArea": "72.66",
      "expectedRate": "20457.74",
      "percentage": "10"
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```

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    "squareMeterArea": "66.05",
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      "orientation": "portrait"
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      "uploadedBy": "60f915d3f3dd69653a592199"
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      "path": "cases/67c575c2b68bc2f4276a151d/
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"assignmentType": {
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 224, 22nd Habitable Floor, Wing - Paramount D -
Camellia (T4), Kalpataru Paramount, Colour Chem Compound, Old Mumbai Agra
Road, Near Kapurbawdi Junction, Village - Majiwade, Thane (West), Taluka - Thane ,
District - Thane , PIN - 400 608, State - Maharashtra, Country - India",
"updatedAt": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mrs. Manasvi Manish Kasare ",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"relationWithOwner": "Owner ",
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"siteVisitContactNo": "9869168882",
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"otherCarpetTotal": "0.00",
"siteVisitDate": "2025-03-03",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 672.00",
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  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"extendOfSiteRemark": "\nAll the above areas are within 4% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",
"finalBuiltupArea": "709.78",
"finalCarpetArea": "645.25",
"finalSalableArea": "780.75",
"salablePercentage": "10",
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"toBeAdded": "",
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"otherCompositionCarpetTotal": "20.44",
"otherCompositionSaleableTotal": "0.00",
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"landDetails": {
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"leaseDetails": {
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    "leaseTo": "",
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    "leaseDate": ""
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},
"reportGeneratedDate": "Tue Mar 04 2025 06:25:39 GMT+0000 (Coordinated
Universal Time)"
}

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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	9'7"	19'11"	190.87
Passage	12'5"	3'5"	42.42
Kitchen	8'9"	7'9"	67.81
Toilet	33'00"	1'00"	33.00
Bedroom	9'00"	12'5"	111.75
Bedroom	12'2"	9'8"	117.61
Toilet	4'5"	7'6"	33.12
Other Composition :			
Dry Balcony Area	2'8"	7'8"	20.44