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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "63b66289191f7b344b00dd05"
    },
    "firstName": "vinay Kumar",
    "type": "CREDITOFFICER",
    "_id": "676e48f7277214f54c8e29c1",
    "email": "Kalyan.Navimumbai@bankofindia.co.in",
    "lastName": "Vishwakarma",
    "mobileNo": "",
    "workMobileNo": "8853913545"
  },
  "fees": {
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  "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": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
  "mobileNo": "91-8210658782",
  "alternateMobileNo": "",
  "email": "RbcKalyan.navimumbai@bankofindia.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "2,3,4,5 Manovi Clty Centre R P Road, Shivaji Chawk Kalyan (P)\n"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"_id": "6410199a140f140ffc59b58c",
"role": "PICKUPPERSON",
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"mobileNo": "9076237689",
"shortName": "PV",
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"role": "SITEENGINEER",
"firstName": "Sameer",
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"lastName": "Parab",
"mobileNo": "8291009567",
"designation": "Site Engineer",
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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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"role": "FRONTDESK",
"firstName": "Pratibha",
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"designation": ""
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          "label": "Registered Valuer"
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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          "title": {
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        "title": {
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    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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  "key": "city",
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  "label": false
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  "label": true
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "value": "",
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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"label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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"general": {
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Kalyan Dombivali Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "east": "Chawl"
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    "south": "Details not available",
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      "south": "Details not available",
      "west": "Details not available"
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}
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      "west": "Details not available"
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  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
    },
    "taxies": {
      "title": "Taxies"
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    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Approved Plan No. KDMC / TPD / BP / KD / 2012-2013 / 242 / 399 dated. 09.02.2023 issued by Kalyan Dombivli Municipal Corporation.",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "remark": "",
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  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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"propertyName": "Residential Flat",
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"squareMeterGuideLineRate": "85910.00",
"squareFeetGuideLineRate": "7981.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "78100.00",
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  "squareFeetGuideLineRate": "7981.00"
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"outgoingDetail": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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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 KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Along with 1 Covered Car Parking Space",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2025",
    "fullDate": "1/1/2025"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Building Under Construction"
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  "label": "Building Under Construction"
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceIssues": {
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
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"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "1",
"noOfFloors": "28",
"flatFloorNo": "19",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "1364.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "19.228142",
    "routeLng": "73.123913",
    "stationName": "Kalyan",
    "routeDistance": "1.2 Km",
    "routeStation": {
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    "name": "dqss3t",
    "image": "cases/67ce94b07e0bb1d5cc325ecc/
routeMap_1741757776650_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "wardrobesQty": "0",
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  "number": "2310987",
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "status": true
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}
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "34",
  "percentage": "3.50",
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  "status": true
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  "floorsCompleted": "34",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
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  "label": "Window",
  "floorsCompleted": "34",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "34",
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  "percentage": "1.50",
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  "floorsCompleted": "4",
  "percentage": "2.00",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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      "orientation": "portrait"
    }
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externallmg_1741611574596_1741611514319_image_16.jpeg",
      "orientation": "portrait"
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    {
      "status": false,
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      "name": "externallmg_1741611573910_1741611514319_image_15.jpeg",
      "path": "cases/67ce94b07e0bb1d5cc325ecc/
externallmg_1741611573910_1741611514319_image_15.jpeg",
      "orientation": "portrait"
    },
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      "status": false,
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      "name": "externallmg_1741611464716_1741611445931_image_5.jpeg",
      "path": "cases/67ce94b07e0bb1d5cc325ecc/
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    "orientation": "portrait"
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    "_id": "67cee23a7e0bb1d5cc32c747",
    "name": "externallmg_1741611564352_1741611514319_image_3.jpeg",
    "path": "cases/67ce94b07e0bb1d5cc325ecc/
externallmg_1741611564352_1741611514319_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67cee23a7e0bb1d5cc32c745",
    "name": "externallmg_1741611561977_1741611514319_image_1.jpeg",
    "path": "cases/67ce94b07e0bb1d5cc325ecc/
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    "orientation": "landscape"
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externallmg_1741611559528_1741611514319_image_0.jpeg",
    "orientation": "landscape"
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    "orientation": "landscape"
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    "name": "externallmg_1741611567106_1741611514319_image_6.jpeg",
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externallmg_1741611567891_1741611514319_image_7.jpeg",
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"compositionImages": []
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    "max": "12726.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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"factorFavoringValue": {
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  "lessTotalValue": 0,
  "presentMarketValue": 0
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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  "value": "LEAD"
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"isExternalReport": false,
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"paymentStatus": "NA",
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"ownerName": "Mr. Saurabh Kamlesh Pathak & Mrs. Anita Kamlesh Pathak",
"ownerPhoneNo": "9819056484",
"fullAddress": "Residential Flat No. 1901, 19th Floor, Building No D, Metro Grande -
Tower C & D, Near Metro Mall, Village - Netivali, Taluka - Kalyan, District - Thane,
Kalyan (East), PIN Code - 421 306, State - Maharashtra, India",
"remark": "",
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      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "attachConfig": {
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        "label": "Promoter"
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    }
  }
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    },
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    "to": {
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      "label": "Allottee"
    },
    "Allottee": "Mr. Saurabh Kamlesh Pathak & Mrs. Anita Kamlesh Pathak",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "3027/2025"
  },
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  "fileName": "document_1741591705153_TD1901_part_.pdf"
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    "value": "60ae129faa6d152c1801b47d"
  },
  "attachConfig": {
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    "toPage": 0
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51900004149"
},
  "isHardCopy": false,
  "displayStatus": true,
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    "value": "60ae1247aa6d152c1801b2ea"
  },
  "attachConfig": {
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    "toPage": 0
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KDMC / TPD / BP / KD / 2012-2013 / 242 / 399"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/67ce94b07e0bb1d5cc325ecc/
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"id": "192859",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Wed Mar 12 2025 06:17:13 GMT+0000 (Coordinated Universal Time)"
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    "value": "60ae1277aa6d152c1801b3cc"
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  "label": "Kalyan Dombivli Municipal Corporation"
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"number": {
  "value": "No",
  "label": "No"
},
"No": "KDMC / TPD / BP / KD / 2012-2013 / 242 / 399"
},
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"displayStatus": false,
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"id": "742928",
"uploadedBy": "64cde526dc9f3034f3fefa49",
"createdAt": "Thu Mar 13 2025 09:19:14 GMT+0000 (Coordinated Universal Time)"
}
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  "label": "Retail"
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"caseNumber": "014797",
"createdBy": "6410199a140f140ffc59b58c",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Mar 10 2025 07:28:48 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Saurabh Kamlesh Pathak & Mrs. Anita Kamlesh Pathak",
    "phone": "9819056484",
    "ownershipShare": "",
    "email": "",
    "id": "241177"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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    "length": "17.00",  
    "length1": "17",  
    "length2": "0",  
    "width": "19.00",  
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    "width2": "0",  
    "totalArea": "323.00",  
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    "extraAreas": []  
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      "label": "Square Feet"  
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    "length": "16.00",  
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    "length2": "00",  
    "width": "7.00",  
    "width1": "7",  
    "width2": "00",  
    "totalArea": "112.00",  
    "images": [],  
    "extraAreas": [],  
    "finalArea": "112.00"  
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    "measurementType": {  
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      "label": "Square Feet"  
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    "name": "Bedroom",  
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "16.00",
  "length1": "16",
  "length2": "00",
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  "width1": "9",
  "width2": "00",
  "totalArea": "144.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "144.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
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  "width1": "5",
  "width2": "00",
  "totalArea": "85.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "85.00"
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  "label": "Square Feet"
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"name": "Toilet",
"length": "17.00",
"length1": "17",
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"width2": "00",
"totalArea": "34.00",
"images": [],
"extraAreas": [],
"finalArea": "34.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
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  "width2": "00",
  "totalArea": "35.00",
  "images": [],
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Toilet",
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  "length1": "4",
  "length2": "0",
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"totalArea": "32.00",
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"finalArea": "32.00",
"extraAreas": []
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "4.00",
  "length1": "4",
  "length2": "0",
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  "width1": "8",
  "width2": "0",
  "totalArea": "32.00",
  "images": [],
  "finalArea": "32.00",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "9",
  "name": "Passage",
  "length": "4.00",
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  "totalArea": "16.00",
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  "name": "Balcony",
  "length": "13.00",
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    "label": "Square Feet"
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  "name": "Balcony",
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    "value": "Carpet"
  },
  "name": {
    "label": "Entrance",
    "value": "Entrance"
  },
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "0",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
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  "width1": "8",
  "width2": "00",
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  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
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    "label": "Square Feet"
  }
}
```

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      "percentage": "10"
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      "expectedRate": "0.00",
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    "percentage": ""
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    "squareMeterArea": "91.26",
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    "percentage": "10"
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    "expectedRate": "0.00",
    "percentage": ""
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  "floor": "",
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      "percentage": "10"
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    "id": "771000"
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```



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    "expectedRate": "10819.70",
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externallmg_1741611576561_1741611514319_image_17.jpeg",
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      "orientation": "portrait"
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      "status": false,
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      "path": "cases/67ce94b07e0bb1d5cc325ecc/
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  "path": "cases/67ce94b07e0bb1d5cc325ecc/
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  "orientation": "portrait"
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    "uploadedBy": "64cde526dc9f3034f3fefa49"
  },
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    "path": "cases/67ce94b07e0bb1d5cc325ecc/processingDocuments/1741692651792
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    "createdAt": "Tue Mar 11 2025 11:30:54 GMT+0000 (Coordinated Universal Time)",
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  }
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    "status": true,
  }
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  }
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"caseReferredBy": "6410199a140f140ffc59b58c",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
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"relationWithOwner": "Builder Person",
"reald": "",
"siteVisitContactNo": "9137113440",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 1240.00",
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"landOtherRate": "9200",
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"reportGeneratedDate": "Wed Mar 12 2025 04:43:16 GMT+0000 (Coordinated
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  }
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  "leaseTo": "",
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  "leaseDate": ""
}
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3 Balcony",
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"otherCarpetTotal": "110.00",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "110.00",
"otherCompositionSaleableTotal": "0.00",
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"finalSalableArea": "1375.77",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 1,044.00\nOpen Terrace Area in Sq.
Ft.= 135.00\nElevation Area in Sq. Ft.= 61.00\n\nAll the above areas are within 9% 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.",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 1,003.00\nTerrace Area in Sq.
Ft.= 46.00\nDry Balcony Area in Sq. Ft.= 24.00\nBalcony Area in Sq. Ft.= 64.00\n\n\n"
}

```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
<b>Composition :</b>			
Living Room	17'0"	19'0"	323.00
Bedroom	16'00"	7'00"	112.00
Bedroom	15'00"	10'00"	150.00
Bedroom	16'00"	9'00"	144.00



Kitchen	17'00"	5'00"	85.00
Toilet	17'00"	2'00"	34.00
Toilet	5'00"	7'00"	35.00
Toilet	4'0"	8'0"	32.00
Passage	4'0"	8'0"	32.00
Passage	4'00"	4'00"	16.00
Balcony	13'00"	2'00"	26.00
Balcony	19'00"	1'00"	19.00
Balcony	19'00"	1'00"	19.00
Other Composition :			
Entrance	5'00"	8'00"	40.00
Dry Balcony Area	8'00"	3'00"	24.00
Terrace Area	23'00"	2'00"	46.00