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{
  "typeOfReport": {
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    "label": "Single Flat"
  },
  "leadFrom": {
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  },
  "purposeOfValuation": {
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    "label": "Bank Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b9423133e",
    "firstName": "Sailaja singh",
    "email": "0_DEFAULT_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-9869383607"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
  },
  "organization": {
    "package": {
      "_id": "5fc0d7e47d6c8d39dc34a294",
      "title": "basic",
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      "case": 20,
      "duration": "300"
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  }
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"name": "Vastukala Consultants India Pvt. Ltd.",
"gstNo": "18AABCT3518Q1ZZ",
"panNo": "ABCDE1234A",
"freeCases": "10",
"email": "vastukalamumbai@vastukala.com",
"phone": "9819670183",
"address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai -
400 093",
"remark": "undefined",
"theme": "DEFAULT",
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\\1606738172464_51041525c82381638d4d202735b1f05d.png",
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    "path": "public\\Vastukala Letter head H 2019.jpg",
    "pageNo": "2"
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],
"city": "Mumbai",
"stampImage": []
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RACPC Kalyan",
  "email": "rasecc.thane@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
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road kalyan west. \r\n",
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"ledgerName": "",
"fax": "",
"sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "value": "Residential",
  "label": "Residential"
},
"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
},
"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
    "_id": "62720e52afd7d55eddedc887",
    "role": "SITEENGINEER",
    "firstName": "Harshad",
    "email": "Harshad@vastukala.org",
    "lastName": "Panchal",
    "mobileNo": "9029575553",
    "shortName": "HP",
    "workWithDocumentMaker": ""
  },
  "siteEngineer": {
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    "_id": "62720b21afd7d55eddedc545",
    "role": "MAKER",
    "firstName": "Avinash",
    "email": "Avinash.pandey@vastukala.org",
    "lastName": "Pandey",
    "mobileNo": "9021605621",
    "designation": "",
    "shortName": "AV",
    "workWithDocumentMaker": ""
  },
  "rateVerifier": {
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    "_id": "5fc78e26625ecd20ec1f88e9",
    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "email": "v.sarmalkar@vastukala.org",
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"lastName": "Sarmalkar",
"mobileNo": "0123456789",
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"designation": ""
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"maker": {
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"_id": "627222afafd7d55eddeddd82",
"role": "MAKER",
"firstName": "Pratibha",
"email": "shilvanta_pratibha@yahoo.co.in",
"lastName": "Shilvantha",
"mobileNo": "9821518537",
"designation": "",
"shortName": "PSH",
"workWithDocumentMaker": "",
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"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "0123456789",
"shortName": "VS",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
"designation": ""
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"valuers": [
{
"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
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"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
  {
    "title": {
      "label": "IBBI"
    },
    "_id": "60af80072ffdf65bcd658651",
    "number": "IBBI/RV/07/2018/10366"
  },
  {
    "title": {
      "value": "FIIV",
      "label": "FIIV"
    },
    "_id": "60af80072ffdf65bcd658652",
    "number": "CAT-I-F-1763"
  },
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    "title": {
      "value": "Chartered_Engineer",
      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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    "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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},
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"location": {
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      "remark": ""
    },
    {
      "dateTime": "2023-03-16T18:30:00.000Z",
      "remark": ""
    }
  ]
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    "dateTime": "2023-03-16T18:30:00.000Z"
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    "status": "COMPLETED",
    "dateTime": "2023-03-16T18:30:00.000Z"
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"compositionFlatType": {
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  "label": "1 BHK"
},
"address": {
  "state": {
    "status": true,
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    "key": "state",
    "value": "Maharashtra",
    "label": true
  }
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  "value": "India",
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  "name": "Village",
  "key": "village",
  "value": "Neral",
  "label": true
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  "key": "floorNo",
  "value": "2",
  "label": false
},
"buildingNo": {
  "status": false,
  "name": "Building No",
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  "label": true
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  "value": "Raigad",
  "label": true
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"city": {
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  "name": "City",
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  "value": "",
  "label": false
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"tahasilNo": {
  "status": false,
  "name": "Tahasil",
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"key": "tahasilNo",
"value": "",
"label": true
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"taluka": {
  "status": true,
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  "key": "taluka",
  "value": "Karjat",
  "label": true
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"plotNo": {
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  "key": "plotNo",
  "value": "68",
  "label": true
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"buildingName": {
  "status": true,
  "name": "Building Name",
  "key": "buildingName",
  "value": "Planet Highlands",
  "label": false
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"selectArea": {
  "status": false,
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "name": "Street 1",
  "key": "street1",
  "value": "Near Matoshri Nagar",
  "label": false
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"street2": {
  "status": false,
  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
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},
"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "B",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
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  "label": true
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  "name": "CTS No.",
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"value": "",
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  "key": "selectNo",
  "value": "202t",
  "label": false
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  "key": "municipalityWardNo",
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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  "name": "SRO",
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  "value": "",
  "label": false
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"policeStation": {
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"status": false,
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"key": "policeStation",
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "410 101",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood"
  },
  "windows": {
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    "label": "Powder Coated Aluminium Sliding"
  },
  "fittings": {
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    "value": "Concealed_plumbing_with_C.P._fittings._Concealed_Electrical_wiring",
    "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
  },
  "finishing": {
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    "label": "Cement Plastering"
  }
},
"general": {
  "ownership": {
    "value": "sole_ownership",
    "label": "sole ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Semi_Urban",
    "label": "Semi Urban"
  },
  "townplanApprovedByList": {
    "value": "Raigad_Zilla_Parishad",
    "label": "Raigad Zilla Parishad"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Open Plot",
    "west": "Wing - A",
    "south": "Internal Road",
    "east": "Internal Road & Wing - C"
  },
  "asPerDocumentAgreement": {
    "north": "Survey No. 68/3A",
    "west": "Survey No. 62/9.15 Mtr Wide Road",
    "south": "9.15 Mtr Wide Road",
    "east": "15.25 Mtr Wide Road"
  },
  "extraDetailOfProperty": "The property is at 1.1 KM. distance from nearest railway station Neral."
},
"compositeRate": {
  "remark": "As per actual measurement Carpet area is 494.00 Sq. Ft. (including
```

Terrace Area) is more than carpet area mentioned in the Agreement We have considered the area mentioned in the documents. Hence to give proper weightage to the value of the property, higher rate i.e. `6,000.00 per Sq. Ft. considered.\n",

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"depreciationPercentage": "",
"depreciationRatioOfBuilding": "",
"salvageValue": "",
"depreciatedCostOfConstruction": "",
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"rate": "43500",
"landRate": "7810",
"igrImage": "cases/641439b8720a3b25a9f4033f/igr_1679295212707_Image.jpeg",
"squareMeterGuideLineRate": "43500.00",
"squareFeetGuideLineRate": "4041.00"
},
"igrFinalRate": {
"rate": "43500",
"squareMeterGuideLineRate": "43500.00",
"squareFeetGuideLineRate": "4041.00"
},
"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
"label": "Medium"
},
"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
},
"propertyOccupiedByList": {
"value": "Vacant",
"label": "Vacant"
},
"monthlyRent": "4000.00",
"assessmentNo": "Details Not available",
"taxPaidHolderName": "Details Not available",
"taxAmount": "Details Not available",
"electricityServiceConnectionNo": "Details Not available",
"meterCardHolderName": "Details Not available",
"undividedAreaOfLandAsPerSaleDeed": "Not available",
"floorSpaceIndex": "As per Local norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": {
    "value": "open",
    "label": "open"
  },
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
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  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  }
}
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},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
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"value": "Information_not_available",
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"visibleDamageInBuilding": {
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"value": "Information_not_available",
"label": "Information not available"
},
"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "Approx.",
"label": "Approx."
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
"area": "0.00"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "railway_station",
"label": "railway station"
}
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"routeMapImg": "cases/641439b8720a3b25a9f4033f/
routeMap_1679136107416_Image.png",
```



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"routeLat": "19.021807840815185",
"routeLng": "73.32385519843973",
"stationName": "Neral Diesel Loco Shed Railway Station",
"routeDistance": "1.1 Km"
},
"finalLatLng": {
  "type": "Point",
  "coordinates": [
    0,
    0
  ]
},
"showLocation": {
  "latLng": true,
  "finalLatLng": true
},
"locationMapImg": [
  {
    "id": "tbbqud",
    "name": "tbbqud",
    "image": "cases/641439b8720a3b25a9f4033f/
routeMap_1679137134726_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "2028000.00",
"bookValue": "0",
"finalValue": "2028000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEM_GENERATED",
  "date": "Mon Mar 20 2023 09:34:06 GMT+0530 (India Standard Time)",
  "number": "046072",
  "dayCount": "1",
  "monthCount": "266",
  "generatedBy": "62691c48afd7d55eddecfda3"
},
"rateVerify": {
  "status": false
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
      "_id": "6415959596b58848585df672",
      "path": "cases/641439b8720a3b25a9f4033f/
externalmg_1679136148769_WhatsApp_Image_20230317_at_113655_AM_1.jpeg"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "6415959596b58848585df676",
      "path": "cases/641439b8720a3b25a9f4033f/
externalmg_1679136148905_WhatsApp_Image_20230317_at_113657_AM_1.jpeg"
    }
  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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    "name": "Living Room"
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}
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    "status": false
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  "status": false
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  "status": false
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
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"email": "",
"siteVisitContactNo": "9004413338",
"contactPersonName": "Rajani Ramraje\t",
"purchaseValueAsPerDocument": "0",
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    "phone": "9004413338",
    "email": "",
    "ownershipShare": "",
    "id": "398915"
  }
],
"caseReferredBy": "62720e52afd7d55eddedc887",
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"fullAddress": "Residential Flat No. 202\t, 2nd Floor, Wing - B, Planet Highlands, Plot
No. 68, Hissa No. 3B, Near Matoshri Nagar, Village - Neral, Taluka - Karjat, District -
Raigad, 410 101, State - Maharashtra, India",
"remark": "",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Planet Builders & Developers",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mrs. Rajani Sanjay Ramraje",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "891/2023"
    }
  }
]
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  },
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      "label": "RERA Certificate"
    },
    "inputs": {
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        "label": "Maharashtra Real Estate Regulatory Authority"
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      "number": {
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9",
    "createdAt": "Mon Mar 20 2023 11:29:36 GMT+0530 (India Standard Time)"
  }
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"isUrgent": "false",
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"caseHistory": [
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    "id": "153483",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Fri Mar 17 2023 15:28:16 GMT+0530 (India Standard Time)"
  }
]
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    "length2": "00",
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    "width2": "00",
    "totalArea": "135.00",
    "images": [],
    "extraAreas": [],
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  {
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      "label": "Square Feet"
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    "name": "Kitchen",
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    "width": "10.00",
    "width1": "10",
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      "label": "Square Feet"
    },
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"extraAreas": []
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "",
  "length1": "9",
  "length2": "0",
  "width": "",
  "width1": "14",
  "width2": "0",
  "totalArea": "126.00",
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  "finalArea": "126.00",
  "extraAreas": []
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    "label": "Square Feet"
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  "id": "6",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "0",
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  "width1": "3",
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```

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"extraAreas": []
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    "label": "Square Feet"
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  "name": "Terrace Area",
  "length": "9.00",
  "length1": "9",
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  "width1": "7",
  "width2": "8",
  "totalArea": "69.00",
  "images": [],
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  "extraAreas": []
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"otherComposition": [
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      "value": "Carpet"
    },
    "name": {
      "value": "Passage",
      "label": "Passage"
    },
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      "label": "Square Feet"
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    "length2": "0",
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    "label": "Passage"
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    "label": "Square Feet"
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  "length2": "00",
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  "width2": "00",
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  "percentage": "100",
  "finalArea": "15"
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    "value": "Carpet"
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    "label": "Passage"
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    "label": "Square Feet"
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"extraAreas": [],
"percentage": "100",
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"externalReport": [],
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
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    "label": "Square Feet"
  },
  "id": "249064",
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  "totalAreaDocument": "338",
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  "docFinalBuiltUp": "371.8",
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  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "10",
  "docFinalSaleable": "408.98",
  "docFinalSaleableSquareMeter": "37.994"
}
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"images": [],
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  "areaType": "Carpet",
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"expectedPrice": "2250000",
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"image": "cases/641439b8720a3b25a9f4033f/
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},
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  "property": "Flat",
  "area": "676",
  "builtUpPercentage": "10",
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  "areaType": "Saleable",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "2300000",
  "expectedRate": "3402.37",
  "builtUpExpectedRate": "4082.86",
  "image": "cases/641439b8720a3b25a9f4033f/
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  "area": "340",
  "builtUpPercentage": "10",
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  "areaType": "Carpet",
  "floor": "6",
  "source": "https://www.99acres.com/",
  "expectedPrice": "2082600",
  "expectedRate": "6125.29",
  "builtUpExpectedRate": "5568.45",
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  "_id": "6418071196b58848585f0094",
  "id": "4",
  "property": "Flat",
  "area": "338.31",
  "builtUpPercentage": "10",
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"areaType": "Carpet",
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"source": "https://maharera.mahaonline.gov.in",
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},
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},
}
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},
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},
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  "status": false,
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  "path": "cases/641439b8720a3b25a9f4033f/
externallmg_1679136148969_WhatsApp_Image_20230317_at_113658_AM_1.jpeg"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6415959596b58848585df679",
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    "path": "cases/641439b8720a3b25a9f4033f/
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  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/641439b8720a3b25a9f4033f/
externallmg_1679136149047_WhatsApp_Image_20230317_at_113659_AM_1.jpeg"
  },
  {
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  }
],
"externalDocuments": [
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    "filename": "1679303049333_Rajani_Sanjay_Ramraje.pdf",
    "path": "cases/641439b8720a3b25a9f4033f/
externalDocuments/1679303049333_Rajani_Sanjay_Ramraje.pdf",
    "size": "8973611",
    "documentType": {
      "value": "60ae124caa6d152c1801b300",
      "label": "Signed Report"
    },
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    "uploadedBy": "60f9589345132d6a6bddcc3a"
  }
],
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"updatedAt": "2023-03-31T07:32:05.092Z",
"__v": 0,
"addressForMap": "",
"updatedBy": "606456db5f122811d8d1d5bc",
"reason": ""
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Toilet + Terrace Area",  
 "carpetTotal": "423.33",  
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 "otherCompositionBuiltUpTotal": "0.00",  
 "otherCompositionCarpetTotal": "45.69",  
 "otherCompositionSaleableTotal": "0.00",  
 "builtupPercentage": "10",  
 "finalBuiltupArea": "515.92",  
 "finalCarpetArea": "469.02",  
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 "toBeAdded": "",  
 "finalAreaType": "Carpet Area",  
 "finalAsPerArea": "Agreement for sale",  
 "finalBuiltUpPercentage": "10",  
 "finalCarpetConvertToBuiltUpPer": "10",  
 "finalSaleablePercentage": "10",  
 "finalValuationAreaString": "Carpet Area in Sq. Ft. = 338.00",  
 "extendOfSiteRemark": "",  
 "buildingServicesRate": "2500",  
 "flatRate": "6000",  
 "landOtherRate": "3500"

Name	Length	Width	Total
Composition :			
Living Room	9'00"	15'00"	135.00
Kitchen	6'4"	10'0"	63.33
Toilet	4'0"	3'9"	15.00
Bedroom	9'0"	14'0"	126.00
Toilet	4'0"	3'9"	15.00
Terrace Area	9'0"	7'8"	69.00
Other Composition :			
Passage	3'0"	4'8"	14.00
Passage	5'00"	3'00"	15.00

Passage

2'3"

7'5"

16.69

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