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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "type": "CREDITOFFICER",
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    "firstName": "SUNIL BHOSALE",
    "lastName": "BHOSALE",
    "mobileNo": "9004074579",
    "email": "sunil.bhosale@sbi.co.in",
    "workMobileNo": "9004074579"
  },
  "fees": {
    "type": "fixed",
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Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "remark": "Temp",
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  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
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  "fax": "",
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
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"mobileNo": "9167204063",
"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
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},
"siteEngineer": {
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"role": "SITEENGINEER",
"firstName": "Rajesh",
"email": "rajeshb.ghadi@gmail.com",
"lastName": "Ghadi",
"mobileNo": "8652092666",
"designation": "",
"shortName": "RHG",
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"rateVerifier": {
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"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Shobha",
"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
"shortName": "SH",
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    "role": "VALUER",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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    "remark": ""
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"visitedDate": [
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    "dateTime": "2023-09-01",
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    "value": "rcc_Slab"
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  "flooring": {
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    "value": "Aluminium_Sliding_Window_"
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    "value": "NMMC"
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    "south": "Kamladevi Birajdar Marg",
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    "west": "Plot No. 74B & 5 Mtr. Wide Road",
    "south": "Plot No. 74A",
    "east": "Plot No. 79A & 79B"
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  "squareFeetGuideLineRate": "10195.00",
  "squareMeterGuideLineRate": "109740.00"
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  "propertyOccupiedByList": {
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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  "tenantName": "Parthiv Chavan",
  "maintenanceOfFlat": "Normal"
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    "value": "6\"_Thk._Brick_Masonery"
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  "waterTank": {
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    "value": "MunicipalWaterSupply"
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    "label": "Yes"
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  "carParking": "Open / Covered Car Parking",
  "constructionWorkStatus": {
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    "value": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2000",
    "fullDate": "1/1/2000"
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  "planningArea": {
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  "typeOfStructure": {
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    "value": "R.C.C._Framed_Structure"
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"qualityOfConstruction": {
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  "label": "Normal"
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"protAgainstNatDis": {
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  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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  "value": "0",
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"label": "Information not available"
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"provisionOfFirefighting": {
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"groundStilt": {
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  "value": "Part_Ground_and_Part_Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "37",
"ageOfBuilding": "23",
"noOfBasement": "0",
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"noOfAmenityFloors": "0",
"noOfFloors": "3",
"flatFloorNo": "",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "499.20",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/64eee025eb1f822256dc1c19/
routeMap_1693648555047_Image.png",
    "routeLat": "19.027509",
    "routeLng": "73.023178",
    "stationName": "Nerul",
    "routeDistance": "1.1 Km"
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  "finalLatLng": {
    "coordinates": [
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  "type": "Point"
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    "name": "qs1v4m",
    "image": "cases/64eee025eb1f822256dc1c19/
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  }
]
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"distressValuePercentage": "80",
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"finalValue": "7545408.00"
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"outward": {
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  "number": "2302385",
  "dayCount": "10",
  "monthCount": "29",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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    "status": false
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}
```

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  "isHideFloor": false,
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},
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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},
"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
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"percentage": "0.00",
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"status": false
},
"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
}
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"max": "19091"
},
"builtUpRateRange": {
  "min": "15500",
  "max": "15910"
}
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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    "estimatedValue": "0.00",
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    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
  },
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
    "title": "Superfine finish",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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"isEditable": true
},
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  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "ratePerUnit": "",
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"estimatedValue": "0.00",
"status": true,
"isEditable": false
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"SITE_INSPECTION": false,
"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
"label": "Lead",
"value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "416.00",
"empanelmentNo": [
"SME/TCC/2021-22/86/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"_id": "64eee025eb1f822256dc1c19",
"ownerName": "Mr. Dnyaneshwar Yashwant Raskar",
"ownerPhoneNo": "9969563815",
"appAddress": "Flat no 102,1floor,Baba Niwas CHS,Plot no 74,Sector 19 Nerul Navi
Mumbai ",
"remark": "9969563815",
"documents": [
{
"documentType": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
}
},
"inputs": {
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"documentDate": "06/08/2023",
"from": {
  "value": "Seller",
  "label": "Seller"
},
"Seller": "Mr. Partha Saha",
"to": {
  "value": "Purchaser",
  "label": "Purchaser"
},
"Purchaser": "Mr. Dnyaneshwar Yashwant Raskar"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1693647521730_document_1693376491868_Dnyaneshwar
_Raskar_Documents_SBI_PBB_Fort.pdf",
"path": "cases/64eee025eb1f822256dc1c19/document_1693647521730_document_
1693376491868_Dnyaneshwar_Raskar_Documents_SBI_PBB_Fort.pdf",
"id": "833384",
"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Sat Sep 02 2023 15:08:41 GMT+0530 (India Standard Time)"
},
{
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    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "20/07/2000",
    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "NMMC / TPO/ OC/ 2512"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1693647628818_OC.pdf",
  "path": "cases/64eee025eb1f822256dc1c19/document_1693647628818_OC.pdf",
  "id": "197457",
  "uploadedBy": "60eebe33f3dd69653a5837ae",
  "createdAt": "Sat Sep 02 2023 15:10:28 GMT+0530 (India Standard Time)"
}
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}
],
"caseNumber": "003471",
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"caseHistory": [
  {
    "id": "884199",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Aug 30 2023 11:52:29 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Dnyaneshwar Yashwant Raskar",
    "phone": "9969563815",
    "ownershipShare": "",
    "email": "",
    "id": "188554"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "610967",
    "name": "Living Room",
    "length": "16.67",
    "length1": "16",
    "length2": "8",
    "width": "9.92",
    "width1": "9",
    "width2": "11",
    "totalArea": "165.28",
    "images": [],
    "extraAreas": [],
    "finalArea": "165.28"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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  "id": "1",
  "name": "Kitchen",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "8.17",
  "width1": "8",
  "width2": "2",
  "totalArea": "60.57",
  "images": [],
  "extraAreas": [],
  "finalArea": "60.57"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "8.58",
  "length1": "8",
  "length2": "7",
  "width": "2.58",
  "width1": "2",
  "width2": "7",
  "totalArea": "22.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.17"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "WC",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "12.00",
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"images": [],
"extraAreas": [],
"finalArea": "12.00"
},
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "16.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "12.08",
  "length1": "12",
  "length2": "1",
  "width": "12.42",
  "width1": "12",
  "width2": "5",
  "totalArea": "150.03",
  "images": [],
  "extraAreas": [],
  "finalArea": "150.03"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
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    "label": "Square Feet"
  },
  "id": "345674",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "416",
  "squareMeterArea": "38.65",
  "docFinalBuiltUp": "499.2",
  "docFinalBuiltUpSquareMeter": "46.379999999999995",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "printlnReport": true,
    "_id": "64f2fd8feb1f822256e0ebc7",
    "property": "Madhavi CHSL. Nerul Sector 19",
    "area": "550",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "2nd",
    "source": "https://www.99acres.com/",
    "expectedPrice": "10500000",
    "expectedRate": "19090.91",
    "builtUpExpectedRate": "15909.09",
    "image": "cases/64eee025eb1f822256dc1c19/indicator_1693645816762_Image.png",
    "squareMeter": "51.10",
    "id": "141465"
  },
  {
    "printlnReport": true,
    "_id": "64f2fd8feb1f822256e0ebc8",
    "property": "Navdurga Complex, Sector 19 Nerul",
    "area": "500",
    "builtUpPercentage": "20",
```

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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "2nd",
"source": "https://www.99acres.com/",
"expectedPrice": "9300000",
"expectedRate": "18600.00",
"builtUpExpectedRate": "15500.00",
"image": "cases/64eee025eb1f822256dc1c19/
indicator_1693645887003_Image.png",
"squareMeter": "46.45",
"id": "286255"
},
{
  "printlnReport": true,
  "_id": "64f2fd8feb1f822256e0ebc9",
  "property": "Nerul , Sector 19",
  "area": "430",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "Middle",
  "source": "square_yards",
  "expectedPrice": "8000000.00",
  "expectedRate": "18604.65",
  "builtUpExpectedRate": "15503.88",
  "image": "cases/64eee025eb1f822256dc1c19/
indicator_1693646062863_Image.png",
  "squareMeter": "39.95",
  "id": "786041"
}
],
"externallImages": [
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_1693566701476_IMG_20230901_153500.jpg",
    "path": "cases/64eee025eb1f822256dc1c19/
externallmg_1693566701476_IMG_20230901_153500.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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  "_id": "64f1c6edeb1f822256dfcf4b",
  "name": "externallmg_1693566701487_IMG_20230901_153503.jpg",
  "path": "cases/64eee025eb1f822256dc1c19/
externallmg_1693566701487_IMG_20230901_153503.jpg",
  "orientation": "portrait"
},
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  "status": false,
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  "name": "externallmg_1693566701506_IMG_20230901_154314.jpg",
  "path": "cases/64eee025eb1f822256dc1c19/
externallmg_1693566701506_IMG_20230901_154314.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "name": "externallmg_1693566701518_Screenshot_20230901_153428.jpg",
  "path": "cases/64eee025eb1f822256dc1c19/
externallmg_1693566701518_Screenshot_20230901_153428.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "64f1c6edeb1f822256dfcf4e",
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kk__line4__line1_____hnbm_lmmmmmmmmmmmmmmmmmmkmmmmmmmmmmmmmmmmmm
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kmmjlmkmmkmmkmmkmmkmmkmmkmmkmmkmmkmmkmmkmmkmmkmmkmmkmmkmmkmmkmmkmm
m_mmmmmkmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmm
rg.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "64f1c6edeb1f822256dfcf4f",
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kk__line4__line1_____hnbm_lmmmmmmmmmmmmmmmmmmkmmmmmmmmmmmmmmmmmm
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],
"remarks": [],
"createdAt": "2023-08-30T06:22:29.702Z",
"updatedAt": "2023-09-02T11:43:32.279Z",
"__v": 0,
"invoiceId": "64eee025eb1f822256dc1c2b",
"fullAddress": "Residential Flat No. 102, 1st Floor, Baba Niwas Co-op. Hsg. Soc. Ltd,
Plot No. 74, Sector 19, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai,
PIN - 400 706, State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60af3d172ffdf65bcd6585cd",
"contactPersonName": "Parthiv Chavan",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant",
"siteVisitContactNo": "7572950025",
"buildingServicesRate": "2500.00",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 416.00",
"flatRate": "19000.00",
"landOtherRate": "16500",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + WC +
Bathroom",
"carpetTotal": "426.05",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "511.26",
"finalCarpetArea": "426.05",
"finalSalableArea": "562.39",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00",
"reportGeneratedDate": "Sat Sep 02 2023 17:02:34 GMT+0530 (India Standard
Time)",

"siteVisitDate": "2023-09-01"

}

| Name | Length | Width | Total |
|------------------------|---------------|--------------|--------------|
| Composition : | | | |
| Living Room | 16'8" | 9'11" | 165.28 |
| Kitchen | 7'5" | 8'2" | 60.57 |
| Passage | 8'7" | 2'7" | 22.17 |
| WC | 4'00" | 3'00" | 12.00 |
| Bathroom | 4'00" | 4'00" | 16.00 |
| Bedroom | 12'1" | 12'5" | 150.03 |
| Other Composition : | | | |