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{
  "typeOfReport": {
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    "label": "Single Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false
  },
  "leadFrom": {
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    "label": "Direct"
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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"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "636b7ad64d42487767af7c8d",
    "firstName": "Birendra",
    "lastName": "Thakur",
    "mobileNo": "",
    "workMobileNo": "9969782542",
    "email": "birendra.thakur@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
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  "organization": {
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"_id": "6418456a96b58848585f8cb2",
"name": "Thane",
"email": "thane@vastukala.com",
"phone": "1234567890",
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400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856bb1d",
  "branchCode": "5354",
  "type": "BRANCH",
  "name": "Naupada Branch Thane",
  "email": "sbi.05354@sbi.co.in",
  "mobileNo": "5413552365",
  "alternateMobileNo": "",
  "address": "425, Gokhale Road, Naupada, Thane, Maharashtra",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "label": "Residential"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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  "pickupPerson": {
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"_id": "64abdb2806d6ec174986d16b",
"role": "PICKUPPERSON",
"firstName": "Sahadu",
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"lastName": "Thorat",
"mobileNo": "9422389642",
"shortName": "ST",
"workWithDocumentMaker": ""
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
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  "_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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  "role": "MAKER",
  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvantha",
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  "designation": "",
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  "shortName": "SH",
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  "designation": "",
  "mobileNo": "9004134140",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": ""
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  {
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        "label": "Registered Valuer"
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    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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    "number": "AM161706-3"
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    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
  }
],
"shortName": "MBC",
"workWithDocumentMaker": "",
"profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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  "label": "BANK"
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"location": {
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    "remark": "MANUAL_IN_TASK"
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]
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    "label": true
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    "status": true,
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    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "key": "village",
    "value": "Nerul",
    "label": true
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    "label": true
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    "label": true
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  "label": false
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  "label": true
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"street1": {
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"street2": {
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  "label": false
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  "key": "landmark",
  "value": "Nerul, Sewood",
  "label": false
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  "value": "",
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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  "value": "PIN Code - 400 706",
  "label": false
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  "value": "",
  "label": false
}
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    "label": "R. C. C. Slab"
  },
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"label": "Vitrified Tile Flooring"
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"doors": {
  "value": "Teak_Wood_Door_frame_with_Solid_flush_door_with_M.S_Safety_door",
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"windows": {
  "value": "Aluminium_Sliding_Windows_with_window_grills",
  "label": "Aluminium Sliding Windows with window grills"
},
"fixtures": {
  "value":
"Concealed_plumbing_with_C.P._fixtures._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
},
"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
},
"general": {
  "ownership": {
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    "label": "sole ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "CIDCO",
    "label": "City Industrial Development Corporation of Maharashtra"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Internal Road",
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    "south": "Seawoods Hospital",
    "east": "Navi Mumbai Primary Health Centre"
  }
}
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},
"asPerDocumentAgreement": {
  "north": "Details not available",
  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Plan Dated 20.01.1998 issued by City
and Industrial Development Corporation of Maharashtra.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "31.499999999999996",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "16349.5",
  "depreciatedBuildingRate": "1849.5"
},
"igrRate": {
  "propertyName": "Nerul Sector 48",
  "rate": "120400.00",
  "landRate": "47400",
  "igrImage": "cases/6505332ca8e9b70221e73e43/igr_1695458952833_Image.png",
  "squareMeterGuideLineRate": "120400.00",
  "squareFeetGuideLineRate": "11186.00"
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"igrFinalRate": {

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"depreciationPercentage": "79",
"rate": "9761.00",
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Seller Occupied"
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  "monthlyRent": "17,500.00",
  "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 local norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\\ Thk. Brick Masonery"
  }
},
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"waterTank": {
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"pavementLaid": {
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},
"carParking": "Open Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2002",
  "fullDate": "1/1/2002"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
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},
"buildingSpecification": {
  "value": "Standard",
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},
"structuralSafety": {
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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"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
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},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
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"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
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    "value": "as_per_agreement",
    "label": "As per agreement"
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  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "39",
  "ageOfBuilding": "21",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "3",
  "flatFloorNo": "",
  "noOfLifts": "",
  "noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "431.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/6505332ca8e9b70221e73e43/
routeMap_1695457355860_Image.png",
    "routeLat": "19.011502",
    "routeLng": "73.015836",
    "stationName": "Seawood Link Cabin",
    "routeDistance": "2.5 KM"
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
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    "finallatLng": true
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  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "7046850.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "7046850.00"
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  "rccPlinth": {
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    "status": false
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    "status": false
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  "internalPlastering": {
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"percentage": "0.00",
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"status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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  "status": false
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"liftInstallation": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
}
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"guidelineDetails": {
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  "selectedBuildUpValue": "431.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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    "orientation": "portrait"
  }
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    "path": "cases/6505332ca8e9b70221e73e43/
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    "orientation": "portrait"
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    "path": "cases/6505332ca8e9b70221e73e43/
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "path": "cases/6505332ca8e9b70221e73e43/
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "name": "Bedroom",
  "path": "cases/6505332ca8e9b70221e73e43/
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "650e857f0c1bfd1d9fddc8ea",
    "name": "Passage",
    "path": "cases/6505332ca8e9b70221e73e43/
externallmg_1695450492216_WhatsApp_Image_20230923_at_115410_AM_1.jpeg",
    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
    "min": "15625",
    "max": "16865"
  },
  "builtUpRateRange": {
    "min": "15625",
    "max": "16866"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  }
}
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "isEditable": true
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  "status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
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  "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
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  "label": "Lead",
  "value": "LEAD"
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "431.00",
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentId": [],
"_id": "6505332ca8e9b70221e73e43",
"ownerName": "Miss. Shruti Sharad Jagtap, Mrs. Aasaveri Sharad Jagtap & Mr.
Sharad Murlidhar Jagtap",
"ownerPhoneNo": "9820371396",
"fullAddress": "Residential Flat No. 1, Ground Floor, Building No D-21, New Omkar Co-
op. Hsg. Soc. Ltd., Nerul, Sewood, Sector 48, Village - Nerul, Taluka - Thane, District -
Thane, Navi Mumbai, PIN Code - 400 706, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "18/09/2023",
      "from": {
        "value": "Owner",
        "label": "Owner"
      },
      "Owner": "Smt. Geeta Chandrakant Tambde",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Miss. Shruti Sharad Jagtap, Mrs. Aasaveri Sharad Jagtap & Mr.
Sharad Murlidhar Jagtap"
    },
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    "displayStatus": true,
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    "path": "cases/6505332ca8e9b70221e73e43/
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    "fileName": "document_1695456495838_202309211947_2.pdf"
  },
}
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{
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  "inputs": {
    "documentDate": "17/01/2002",
    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    }
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1695458881894_183795.pdf",
  "path": "cases/6505332ca8e9b70221e73e43/
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  "id": "191035",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Sep 23 2023 14:18:01 GMT+0530 (India Standard Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "-"
},
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  "id": "677640",
  "path": "cases/6505332ca8e9b70221e73e43/
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  "fileName": "document_1695459129529_568822.pdf"
}
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"caseNumber": "003866",
"createdBy": "6430f74691d7c62df11f3f15",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Sep 16 2023 10:16:36 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Miss. Shruti Sharad Jagtap, Mrs. Aasaveri Sharad Jagtap & Mr. Sharad Murlidhar Jagtap",
    "phone": "9820371396",
    "ownershipShare": "",
    "email": "",
    "id": "478068"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "name": "Living Room",
    "length": "10.00",
    "length1": "10",
    "length2": "0",
    "width": "13.00",
    "width1": "13",
    "width2": "0",
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    "images": [],
    "finalArea": "130.00",
    "extraAreas": []
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      "label": "Square Feet"
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  },

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"width2": "0",
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"images": [],
"finalArea": "65.00",
"extraAreas": []
},
{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "11.00",
  "width1": "11",
  "width2": "00",
  "totalArea": "88.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "88.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "WC",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
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"extraAreas": [],
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  "name": "Bathroom",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
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    "label": "Agreement for sale"
  },
  "docMeasurementType": {
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  "squareMeterArea": "40.04",
  "totalAreaDocument": "431",
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  "docFinalBUILTUP": "0.00",
  "docFinalBUILTUPSquareMeter": "0.00",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "398202"
}
],
"images": [],
"indicatorArr": [
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    "area": "504",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
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    "areaType": "Built_Up",
    "floor": "Middle",
    "source": "square_yards",
    "expectedPrice": "8500000",
    "expectedRate": "16865.08",
    "builtUpExpectedRate": "0.00",
    "image": "cases/6505332ca8e9b70221e73e43/indicator_1695458662654_Image.png",
    "squareMeter": "46.82",
    "id": "843410"
  },
  {
    "printlnReport": true,
    "_id": "650ea6af0c1bfd1d9fde258c",
    "property": "Nerul, sector 48",
    "area": "430",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
  }
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"rateType": "price_Indicator",
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"expectedRate": "16744.19",
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"id": "339076"
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  "floor": "2",
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  "expectedPrice": "7500000",
  "expectedRate": "15625.00",
  "builtUpExpectedRate": "0.00",
  "image": "cases/6505332ca8e9b70221e73e43/
indicator_1695458809050_Image.png",
  "squareMeter": "44.59",
  "id": "586532"
}
],
"externalImages": [
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    "status": false,
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    "path": "cases/6505332ca8e9b70221e73e43/
externalImg_1695450492216_WhatsApp_Image_20230923_at_115410_AM_1.jpeg",
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  {
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    "path": "cases/6505332ca8e9b70221e73e43/
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    "orientation": "portrait"
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  {
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    "path": "cases/6505332ca8e9b70221e73e43/
externallmg_1695450492288_WhatsApp_Image_20230923_at_115411_AM_1.jpeg",
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	10'0"	13'0"	130.00
Kitchen	13'0"	5'0"	65.00
Bedroom	8'00"	11'00"	88.00
WC	3'00"	4'00"	12.00
Bathroom	6'00"	4'00"	24.00
Passage	3'00"	4'00"	12.00
Other Composition :			