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{
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    "value": "Single_Flat"
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    "RVDSValues": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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    "type": "CREDITOFFICER",
    "_id": "650581d3a8e9b70221e855e5",
    "firstName": "Bhakti",
    "lastName": "Podkar",
    "mobileNo": "",
    "workMobileNo": "8425827511",
    "email": "Bhakti.racpc.sion@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 2500,
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  "organization": {
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"name": "Mumbai",
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"email": "vastukalamumbai@vastukala.com",
"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "value": "Residential",
  "label": "Residential"
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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  "_id": "62ea09ea4e679b264caf07d7",
  "role": "SITEENGINEER",
  "firstName": "Suraj",
  "email": "suraj@vastukala.org",
  "lastName": "Zore",
  "mobileNo": "8652448654",
  "designation": "",
  "shortName": "SZ",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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  "workWithDocumentMaker": "",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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        "title": {
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    ],
  },

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  "title": {
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    "label": "Chartered Engineer"
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],
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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],
"clientType": {
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19.122655304591564
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      "dateTime": "2023-10-12",
      "remark": ""
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  "value": "1BHK",
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    "value": "India",
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  "value": "",
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  "value": "Aatmaram Surve Marg, Kannamwar Nagar II",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "value": "A",
  "label": true
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  "label": false
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  "value": "",
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "name": "Gut No.",
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  "label": false
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  "key": "suburb",
  "value": "Vikhroli (East), Mumbai",
  "label": false
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"flatSpecifications": {
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  },
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Powder Coated Aluminium Sliding"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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"townplanApprovedByList": {
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  "label": "MHADA"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Ravindra Mhatre Ground",
  "south": "Gurukrupa Satyam Building",
  "east": "Bhakti Marg"
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"asPerDocumentAgreement": {
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  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
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    "east": ""
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  "title": "Boundaries of The Flat"
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"dateOfIssusApprovePlan": "The Property is constructed by MHADA. MHADA itself is
planning authority.",
"approvePlanVerified": "N.A.",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "139830.00",
  "landRate": "58970",
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  "squareMeterGuideLineRate": "153813.00",
  "squareFeetGuideLineRate": "14290.00"
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"igrFinalRate": {
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  "rate": "139830",
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  "squareFeetGuideLineRate": "14290.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "assessmentNo": "Details not available",
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  "meterCardHolderName": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MHADA / MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "year": "2023",
    "fullDate": "1/1/2023"
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"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C.",
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"typeOfFoundation": {
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"qualityOfConstruction": {
"value": "Good",
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"materialUsedList": {
"value": "Good",
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Good",
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},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "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,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "24",
"flatFloorNo": "20",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "331.10",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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    "value": "Railway_Station",
    "label": "Railway Station"
  },
  "routeMapImg": "cases/65252ebb703d7c40db98b52c/
routeMap_1697177921506_Image.png",
  "routeLat": "19.120083",
  "routeLng": "72.939502",
  "stationName": "Vikhroli",
  "routeDistance": "2 Km"
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "9pwqnp",
    "name": "9pwqnp",
    "image": "cases/65252ebb703d7c40db98b52c/
routeMap_1697177873613_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4816000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4816000.00"
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"outward": {
  "status": true,
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  "date": "Fri Oct 13 2023 15:00:42 GMT+0530 (India Standard Time)",
  "number": "2302988",
  "dayCount": "9",
  "monthCount": "185",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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"label": "Internal Brick Work",
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"externalBrickWork": {
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"status": false
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"label": "Window",
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  "floorsCompleted": "",
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  "status": false
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  "status": false
},
"externalPainting": {
  "label": "External Painting",
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
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"orientation": "portrait"
}
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"path": "cases/65252ebb703d7c40db98b52c/
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"orientation": "landscape"
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externallmg_r_1697113013153_1697112656050_image_1.jpg",
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    "name": "Living Room",
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externallmg_r_1697113030747_1697112656050_image_11.jpg",
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  }
]
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    }
  ]
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"indicatorRange": {
  "carpetRateRange": {
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  "builtUpRateRange": {
    "min": "13904",
    "max": "15683"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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    "isEditable": false
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    "isEditable": true
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    "status": true,
    "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "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,
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"isEditable": true
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  "status": true,
  "isEditable": false
}
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"taskStatus": {
  "SITE_INSPECTION": true,
  "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": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "301.00",
"empanelmentNo": [
  "SME/TCC/2021-22/86/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentId": [],
"_id": "65252ebb703d7c40db98b52c",
"ownerName": "Prabhakar Dattaram Shinde",
"ownerPhoneNo": "9833214797",
"appAddress": "Flat no. 2004, 20th Floor, Wing - A, Building no. 1, Kannamwar Nagar,
Vikroli ",
"remark": "",
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"documents": [
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      "value": "60af71ce2ffdf65bcd65862b",
      "label": "Provisional Offer Letter"
    },
    "inputs": {
      "remark": "in the name of Prabhakar Dattaram Shinde",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "-"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "395719",
    "path": "cases/65252ebb703d7c40db98b52c/document_1697177548409_document_1696935686923_Racpc_Sion_Prabhakar_Shinde.pdf",
    "fileName": "document_1697177548409_document_1696935686923_Racpc_Sion_Prabhakar_Shinde.pdf"
  }
],
"caseNumber": "004326",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "896481",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Oct 10 2023 16:30:11 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Prabhakar Dattaram Shinde",
    "phone": "9833214797",
    "ownershipShare": "",
    "email": "",
    "id": "299400"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
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"id": "755394",
"name": "Living Room",
"length": "9.67",
"length1": "9",
"length2": "8",
"width": "11.33",
"width1": "11",
"width2": "4",
"totalArea": "109.56",
"images": [],
"extraAreas": [],
"finalArea": "109.56"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "8.17",
  "length1": "8",
  "length2": "2",
  "width": "10.67",
  "width1": "10",
  "width2": "8",
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  "images": [],
  "extraAreas": [],
  "finalArea": "87.11"
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "7.75",
  "length1": "7",
  "length2": "9",
  "width": "7.25",
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"extraAreas": [],
"finalArea": "56.19"
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    "label": "Square Feet"
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  "id": "3",
  "name": "WC",
  "length": "2.75",
  "length1": "2",
  "length2": "9",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "9.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "9.62"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "3.58",
  "length1": "3",
  "length2": "7",
  "width": "4.58",
  "width1": "4",
  "width2": "7",
  "totalArea": "16.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.42"
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  "measurementType": {
    "value": "Square_Feet",
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    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "3.58",
  "length1": "3",
  "length2": "7",
  "width": "4.58",
  "width1": "4",
  "width2": "7",
  "totalArea": "16.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.42"
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"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af71ce2ffdf65bcd65862b",
      "label": "Provisional Offer Letter"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "453195",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "301",
    "squareMeterArea": "27.96",
    "docFinalBuiltUp": "331.1",
    "docFinalBuiltUpSquareMeter": "30.756",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
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    "property": "1 BHK Flat For Sale in Kannamwar Nagar 2, Mumbai",
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"area": "425.00",
"builtUpPercentage": "10",
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"areaType": "Carpet",
"source": "magic_bricks",
"expectedPrice": "6500000.00",
"expectedRate": "15294.12",
"builtUpExpectedRate": "13903.74",
"image": "cases/65252ebb703d7c40db98b52c/
indicator_1697009277154_Image.png",
"squareMeter": "39.48",
"id": "426030"
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{
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  "property": "2 BHK Flat For Sale Kannamwar Nagar 2, Mumbai",
  "area": "533.00",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "8800000.00",
  "expectedRate": "16510.32",
  "builtUpExpectedRate": "15009.38",
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  "squareMeter": "49.52",
  "id": "307715"
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  "area": "394.00",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "6600000.00",
  "expectedRate": "16751.27",
  "builtUpExpectedRate": "15228.43",
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  "area": "371.00",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "6400000.00",
  "expectedRate": "17250.67",
  "builtUpExpectedRate": "15682.43",
  "image": "cases/65252ebb703d7c40db98b52c/
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  "squareMeter": "34.47",
  "id": "682040"
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    "orientation": "portrait"
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    "path": "cases/65252ebb703d7c40db98b52c/
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/65252ebb703d7c40db98b52c/
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externallmg_r_1697113013153_1697112656050_image_1.jpg",
    "orientation": "portrait"
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    "path": "cases/65252ebb703d7c40db98b52c/
externallmg_r_1697113021259_1697112656050_image_6.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6527e3d7d040066d2c568a61",
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    "path": "cases/65252ebb703d7c40db98b52c/
externallmg_r_1697113018073_1697112656050_image_4.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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externallmg_r_1697113019205_1697112656050_image_5.jpg",
    "orientation": "portrait"
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    "path": "cases/65252ebb703d7c40db98b52c/
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  "orientation": "portrait"
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externallmg_r_1697113026311_1697112656050_image_9.jpg",
  "orientation": "portrait"
},
{
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  "path": "cases/65252ebb703d7c40db98b52c/
externallmg_r_1697113028883_1697112656050_image_10.jpg",
  "orientation": "portrait"
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  "path": "cases/65252ebb703d7c40db98b52c/
externallmg_r_1697113033378_1697112933867_image_0.jpg",
  "orientation": "portrait"
}
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    },
    {
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"contactPersonName": "Prabhakar Dattaram Shinde",
"email": "",
"isExternal": "false",
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"finalMeasurementType": "Sq. Ft.",
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Name	Length	Width	Total
Composition :			
Living Room	9'8"	11'4"	109.56
Bedroom	8'2"	10'8"	87.11
Kitchen	7'9"	7'3"	56.19
WC	2'9"	3'6"	9.62
Bathroom	3'7"	4'7"	16.42
Passage	3'7"	4'7"	16.42

Other
Composition :
