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{
  "typeOfReport": {
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    "type": "CREDITOFFICER",
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    "firstName": "Saurabh",
    "lastName": "Mandge",
    "mobileNo": "",
    "workMobileNo": "7208326582",
    "email": "Juhu.mumbainorth@bankofindia.co.in"
  },
  "fees": {
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    "expectedFees": 1600,
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "name": "Bank of India",
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  "initial": "BOI",
  "remark": "Temp",
  "status": true
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  "name": "Juhu Branch",
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  "mobileNo": "022 2661 2939",
  "alternateMobileNo": "",
  "address": "Shop No. 2, Ground Floor, Asha Colony B CHS., pLAOT nO. 982, Juhu
Tara Road, Juhu, Mumbai, Maharashtra 400 049",
  "ledgerName": "",
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  "role": "PICKUPPERSON",
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  "firstName": "Pratik",
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  "lastName": "Jain",
  "mobileNo": "9619286285",
  "designation": "",
  "shortName": "Pratik",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdcf2"
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"rateVerifier": {
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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  "designation": ""
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    "role": "VALUER",
    "firstName": "Manoj",
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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  "value": "BANK"
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  "label": false
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  "value": "",
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  "label": false
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  "value": "",
  "label": false
}
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  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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  }
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Rajeshwari Building",
    "south": "Chandan Vihar CHSL & Internal Road",
    "east": "Shashi Vihar CHSL"
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    "south": "Details not available",
    "east": "Details not available"
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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
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      "east": "Details not available",
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}
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    "west": "Details not available"
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"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A"
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"compositeRate": {
  "remark": "The loading between measured Carpet area to Super Built Up /Salable area mentioned in the agreement is 37% For the purpose of valuation we have considered loading factor.",
  "depreciationPercentage": "46.50000000000001",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "8337.5",
  "depreciatedBuildingRate": "1337.4999999999998"
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"igrRate": {
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  "rate": "61300",
  "landRate": "13900",
  "igrImage": "cases/652e1a4d316e1359cebe3833/igr_1697698231962_Image.png",
  "squareMeterGuideLineRate": "55170.00",
  "squareFeetGuideLineRate": "5125.00"
},
"igrFinalRate": {
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  "rate": "3937.00",
  "squareFeetGuideLineRate": "3937.00",
  "squareMeterGuideLineRate": "42376.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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"label": "Owner Occupied"
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"monthlyRent": "6,000",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MBMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"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": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
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  "fullDate": "1/1/1992"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
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},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "31",
"totalLifeBuilding": "60",
"estimatedAge": "29",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "2",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "3"
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"areaType": "Saleable",
"area": "360.00",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
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    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/652e1a4d316e1359cebe3833/
routeMap_1697702223989_Image.png",
    "routeLat": "19.308650",
    "routeLng": "72.859011",
    "stationName": "Bhayander",
    "routeDistance": "1.1 Km."
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "qd01ial",
      "name": "qd01ial",
      "image": "cases/652e1a4d316e1359cebe3833/
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    }
  ]
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  "wardrobesQty": "0",
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  "totalshowcasesRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3001680.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "3001680.00"
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"outward": {
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  "number": "2303096",
  "dayCount": "18",
  "monthCount": "293",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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},
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
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  "status": false
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  "status": false
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"externalPlastering": {
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  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
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"window": {
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "status": false
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"externalPainting": {
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  "status": false
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"liftInstallation": {
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"passageStaircaseLobbyDevelopment": {
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"label": "Passage, Staircase & Lobby Development",
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"floorsCompleted": "",
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"isHideFloor": true,
"status": false
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"workCompleted": {
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"floorsCompleted": "",
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"isHideFloor": true,
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"selectedBuildUpMeasurementType": "Sq. Ft."
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"path": "cases/652e1a4d316e1359cebe3833/
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"orientation": "portrait"
}
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"externalPhotos": [],
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"compositionImages": [
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "path": "cases/652e1a4d316e1359cebe3833/
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    "orientation": "portrait"
  }
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    "max": "17098"
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  "builtUpRateRange": {
    "min": "8125",
    "max": "14249"
  }
},
"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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  "superfineFinish": {
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"quantity": "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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "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
},
"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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  "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
},
"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "360.00",
"empanelmentNo": [
  "MNZ C&IC:VAL 19-20"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentId": [],
"_id": "652e1a4d316e1359cebe3833",
"ownerName": "Shri. Mehul Suryakant Patel",
"ownerPhoneNo": "9619182775",
"appAddress": "Flat no.8 , Second Floor, Vishnu Drashan CHSL Navghar Cross Road
Bhayander East ",
"remark": "Sir Approx valu Aapney & Shamal ney diya tha 12/10/23 ko - 28 Lakh ",
"documents": [
  {
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"documentType": {
  "label": "Agreement For Sale",
  "value": "60ae1254aa6d152c1801b326"
},
"inputs": {
  "documentDate": "11/09/2013",
  "from": {
    "value": "Transferor",
    "label": "Transferor"
  },
  "Transferor": "Shri. Gopalan Eacha & Smt. Soudamini Gopalan ",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Shri. Mehul Suryakant Patel",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "5853 / 2013"
},
"isHardCopy": false,
"displayStatus": true,
"id": "492677",
"path": "cases/652e1a4d316e1359cebe3833/
document_1697519654763_Vishnu_Darshan_CHSL_Agreement_for_Flat_No8.pdf",
"fileName":
"document_1697519654763_Vishnu_Darshan_CHSL_Agreement_for_Flat_No8.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "10/06/1992",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "Not Provided "
  }
}
```

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    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1697701122794_596352.pdf",
    "path": "cases/652e1a4d316e1359cebe3833/
document_1697701122794_596352.pdf",
    "id": "295664",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Thu Oct 19 2023 13:08:43 GMT+0530 (India Standard Time)"
  }
],
"caseNumber": "004442",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "id": "613798",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Oct 17 2023 10:53:25 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Mehul Suryakant Patel",
    "phone": "9619182775",
    "ownershipShare": "",
    "email": "",
    "id": "319829"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "892418",
    "name": "Living Room",
    "length": "12.42",
    "length1": "12",
    "length2": "5",
    "width": "9.17",
    "width1": "9",
    "width2": "2",
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"totalArea": "113.82",
"images": [],
"extraAreas": [],
"finalArea": "113.82"
},
{
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "7.17",
  "length1": "7",
  "length2": "2",
  "width": "6.92",
  "width1": "6",
  "width2": "11",
  "totalArea": "49.57",
  "images": [],
  "extraAreas": [],
  "finalArea": "49.57"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.25",
  "length1": "10",
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  "width": "7.50",
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  "width2": "6",
  "totalArea": "76.87",
  "images": [],
  "finalArea": "76.87",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
  },
}
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"name": "WC",
"length": "3.00",
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"length2": "00",
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"width1": "3",
"width2": "00",
"totalArea": "9.00",
"images": [],
"extraAreas": [],
"finalArea": "9.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bathroom",
  "length": "",
  "length1": "3",
  "length2": "1",
  "width": "",
  "width1": "4",
  "width2": "5",
  "totalArea": "13.62",
  "images": [],
  "finalArea": "13.62",
  "extraAreas": []
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Saleable",
    "squareMeterArea": "33.45",
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"totalAreaDocument": "360",
"docBuiltpPercentage": "",
"docFinalBUILTUp": "0.00",
"docFinalBUILTUpSquareMeter": "0.00",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "729771"
}
],
"images": [],
"indicatorArr": [
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  "property": "Flat",
  "area": "360",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "BUILT_Up",
  "floor": "3",
  "source": "Index_no.2",
  "expectedPrice": "2925000",
  "expectedRate": "8125.00",
  "builtUpExpectedRate": "0.00",
  "image": "cases/652e1a4d316e1359cebe3833/
indicator_1697697893195_Image.png",
  "squareMeter": "33.45",
  "id": "843768"
},
{
  "printlnReport": true,
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  "area": "275",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "3000000",
  "expectedRate": "10909.09",
  "builtUpExpectedRate": "9090.91",
  "image": "cases/652e1a4d316e1359cebe3833/
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"squareMeter": "25.55",
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  "area": "193",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "Housing.Com",
  "expectedPrice": "3300000",
  "expectedRate": "17098.45",
  "builtUpExpectedRate": "14248.70",
  "image": "cases/652e1a4d316e1359cebe3833/
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  "squareMeter": "17.93",
  "id": "212500"
},
{
  "printlnReport": true,
  "_id": "6530d1bc619c14402da4ce6e",
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  "area": "225",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Housing.Com",
  "expectedPrice": "2600000",
  "expectedRate": "11555.56",
  "builtUpExpectedRate": "9629.63",
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  "squareMeter": "20.90",
  "id": "423617"
}
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    "path": "cases/652e1a4d316e1359cebe3833/
externallmg_1697685494162_IMG_20231018_140029_copy_900x1200.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65309ff67e32132d4094e9cb",
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    "path": "cases/652e1a4d316e1359cebe3833/
externallmg_1697685494182_IMG_20231018_140032_copy_1600x1200.jpg",
    "orientation": "landscape"
  },
  {
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    "status": false,
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    "name":
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    "path": "cases/652e1a4d316e1359cebe3833/
externallmg_1697685494191_IMG_20231018_140036_copy_1600x1200.jpg",
    "orientation": "landscape"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65309ff67e32132d4094e9cd",
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    "path": "cases/652e1a4d316e1359cebe3833/
externallmg_1697685494197_IMG_20231018_140046_copy_1600x1200.jpg",
    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
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"status": false,
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  "orientation": "landscape"
},
{
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  "status": false,
  "_id": "65309ff67e32132d4094e9cf",
  "name":
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  "orientation": "landscape"
},
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  "status": false,
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  "name":
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  "path": "cases/652e1a4d316e1359cebe3833/
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  "orientation": "landscape"
},
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  "status": false,
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  "name":
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  "path": "cases/652e1a4d316e1359cebe3833/
externallmg_1697685494220_IMG_20231018_140059_copy_1600x1200.jpg",
  "orientation": "landscape"
},
{
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  "status": false,
  "_id": "65309ff67e32132d4094e9d2",
  "name":
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  "path": "cases/652e1a4d316e1359cebe3833/
externallmg_1697685494225_IMG_20231018_140109_copy_1600x1200.jpg",
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    "path": "cases/652e1a4d316e1359cebe3833/
externallmg_1697685494230_IMG_20231018_140111_copy_1600x1200.jpg",
    "orientation": "landscape"
  },
  {
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Ltd., Navghar Cross Road No. 5, Village - Khari, Taluka - Thane, District - Thane,
Bhayander (East), PIN - 401 105, State - Maharashtra, India",
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	12'5"	9'2"	113.82
Kitchen	7'2"	6'11"	49.57
Bedroom	10'3"	7'6"	76.87
WC	3'00"	3'00"	9.00

Bathroom

3'1"

4'5"

13.62

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Other  
Composition :

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