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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true
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  "leadFrom": {
    "label": "Direct",
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  },
  "purposeOfValuation": {
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002",
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
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      "_id": "63fc957bce84bf289baa55ec"
    },
    "type": "CREDITOFFICER",
    "_id": "65269eb2703d7c40db9b5919",
    "firstName": "Walmik",
    "lastName": "Wagh",
    "mobileNo": "",
    "workMobileNo": "8424998009",
    "email": "1sbi.05168@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "1350000",
    "discussWithPerson": "Walmik",
  }
}
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"expectedFees": 675,
"quotedAmount": ""
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"organization": {
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "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",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "63fc957bce84bf289baa55ec",
  "name": "SARB Churchgate",
  "branchCode": "",
  "mobileNo": "02222053163",
  "alternateMobileNo": "",
  "email": "sarc.mumbai@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "6th Floor, International 16, Maharshi Karve Road, Churchgate, Mumbai -
400020, State - Maharashtra, Country - India"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "value": "Residential",
  "label": "Residential"
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  "pickupPerson": {
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    "firstName": "Sunil",
    "email": "misalsunil87@gmail.com",
    "lastName": "Misal",
    "mobileNo": "8422982721",
    "shortName": "SM",
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\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
  },
  "siteEngineer": {
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    "_id": "6401b61f0e28255fb44e636a",
    "role": "SITEENGINEER",
    "firstName": "Sanket",
    "email": "ksanket7414@yahoo.com",
    "lastName": "Karalkar",
    "mobileNo": "8080582858",
    "designation": "",
    "shortName": "SAK",
    "workWithDocumentMaker": ""
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  "rateVerifier": {
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    "_id": "5fc78e26625ecd20ec1f88e9",
    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
    "workWithDocumentMaker": "1",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
    "designation": ""
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  "maker": {
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    "_id": "62fe044a48a26047e6552796",
    "role": "MAKER",
    "firstName": "Pradnya ",
    "email": "pradnya@vastukala.org",
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"lastName": "Rasam",
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  "designation": ""
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        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
    ]
  },
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  "PANNo": "AEAPC7114Q",
  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
  "registrationNo": [
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      "title": {
        "value": "Wealth_Tax",
        "label": "Wealth Tax"
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    }
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    "_id": "6084131a13f01f158c6ea1f4",
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"clientType": {
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  "value": "BANK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "name": "Country",
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    "label": false
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    "key": "village",
    "value": "Agashi",
    "label": true
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Virar (West)",
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "value": "Haridwar Ganga Co-Op. Hsg. Soc. Ltd. ",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "C",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows_with_M._S._Grills",
    "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 "
  },
  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
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"general": {
  "ownership": {
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    "label": "Sole Ownership"
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    "label": "Urban"
  },
  "townplanApprovedByList": {

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"value": "CIDCO",
"label": "City Industrial Development Corporation of Maharashtra"
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"whetherCoveredUnderAnyState": {
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"asPerActualAgreement": {
"north": "Shree Datt Saw Mill",
"west": "Bhati Bandar Road",
"south": "Bungalow",
"east": "House"
},
"asPerDocumentAgreement": {
"north": "Land belongs to Chotu Naik",
"west": "Bhati Bandar Road",
"south": "Lane",
"east": "Gavthan Land"
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"unitBoundaries": {
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"east": "Details not available",
"south": "Details not available",
"west": "Details not available"
},
"asPerDocument": {
"north": "Details not available",
"east": "Details not available",
"south": "Details not available",
"west": "Details not available"
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"isActive": false,
"title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Approved Building plans were not provided and not
verified.\n\n",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A"
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"buildingServicesDepreciatedRate": "562.5",
"depreciatedCostOfConstruction": "4937.50",
"depreciatedBuildingRate": "1937.5"
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  "rate": "38000",
  "landRate": "6200",
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  "squareMeterGuideLineRate": "30400.00",
  "squareFeetGuideLineRate": "2824.00"
},
"igrFinalRate": {
  "rate": "2487.00",
  "squareMeterGuideLineRate": "26770.00",
  "squareFeetGuideLineRate": "2487.00",
  "depreciationPercentage": "85"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "7,000",
  "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 CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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},
"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
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    "label": "R. C. C. Slab"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2008",
    "fullDate": "1/1/2008"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
    "value": "Normal",
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  "materialUsedList": {
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"label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
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  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
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"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "15",
"totalLifeBuilding": "60",
"estimatedAge": "45",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "673.20",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/652fc5037e32132d4094a8ea/
routeMap_1698225749430_Image.png",
    "routeLat": "19.464500",
    "routeLng": "72.777056",
    "stationName": "Virar",
    "routeDistance": "5.6 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
}
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"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "k7ldoo",
    "name": "k7ldoo",
    "image": "cases/652fc5037e32132d4094a8ea/
routeMap_1698225601326_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "3323274.00",
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  "realizableValuePercentage": "85",
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"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
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  "date": "Wed Oct 25 2023 16:17:04 GMT+0530 (India Standard Time)",
  "number": "2303179",
  "dayCount": "10",
  "monthCount": "376",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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},
"externalPlastering": {
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  "status": false
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"door": {
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  "floorsCompleted": "",
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"internalPainting": {
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  "status": false
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  "status": false
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  "societyNameBoardImage": [],
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    "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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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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  "isEditable": true
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  "quantity": "0.00",
  "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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  "ratePerUnit": "",
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  "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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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "673.20",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
"_id": "652fc5037e32132d4094a8ea",
"ownerName": "Shri. Kashinath Ramchandra Kokate ",
"ownerPhoneNo": "9890236207",
"appAddress": "Flat no.404, 4 th floor, C- Wing,Bldg Haridwar Ganga , Village- Agashi
Tal Vasai",
"remark": "Bldg O.C visit time collect karna hai ya approved plan copy",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "14/01/2010",
      "from": {
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        "label": "Builder"
      },
      "Builder": "M/s. Haridwar Constructions",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Shri. Kashinath Ramchandra Kokate ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "658 / 2010"
    },
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    "displayStatus": true,
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document_1697629316789_SALE_DEED_KASHINATH_KOKATE_1.pdf",
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"document_1697629316789_SALE_DEED_KASHINATH_KOKATE_1.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "02/09/2005",
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"nameOfApprovingAuthority": {
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  "label": "CIDCO"
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"number": {
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  "label": "No"
},
"No": "CIDCO / VVSR / CC / BP - 3793 / W / 2268"
},
"isHardCopy": false,
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"fileName": "document_1698223741532_397774.pdf"
}
],
"caseNumber": "004485",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "id": "676609",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Oct 18 2023 17:14:03 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Kashinath Ramchandra Kokate ",
    "phone": "9890236207",
    "ownershipShare": "",
    "email": "",
    "id": "403070"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    }
  },
  "id": "955274",
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"images": [],
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"finalArea": "172.12"
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    "label": "Square Feet"
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  "name": "Passage",
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  "length1": "7",
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  "width": "4.00",
  "width1": "4",
  "width2": "00",
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  "extraAreas": [],
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  "length": "9.00",
  "length1": "9",
  "length2": "00",
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  "width2": "10",
  "totalArea": "61.50",
  "images": [],
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"finalArea": "61.50"
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  "length": "9.25",
  "length1": "9",
  "length2": "3",
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  "images": [],
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    "label": "Square Feet"
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  "length": "13.00",
  "length1": "13",
  "length2": "00",
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  "width1": "9",
  "width2": "2",
  "totalArea": "119.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "119.17"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "4.00",
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"width1": "7",
"width2": "9",
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"extraAreas": [],
"finalArea": "31.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "30.00",
  "images": [],
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  "finalArea": "30.00"
}
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"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Cupboard",
      "value": "Cupboard"
    },
    "measurementType": {
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      "label": "Square Feet"
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    "length1": "1",
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"width": "9.00",
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"extraAreas": [],
"percentage": "100",
"finalArea": "13.5"
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"externalReport": [],
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{
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    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "597646",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "561",
  "squareMeterArea": "52.12",
  "docFinalBuiltUp": "673.2",
  "docFinalBuiltUpSquareMeter": "62.544",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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  "property": "Flat",
  "area": "580",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
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"source": "Nobroker.com",
"expectedPrice": "3990000",
"expectedRate": "6879.31",
"builtUpExpectedRate": "5732.76",
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indicator_1698215143713_Image.png",
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"id": "336320"
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{
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"property": "Flat",
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"saleablePercentage": "0",
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"areaType": "Carpet",
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"expectedRate": "6400.00",
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"id": "966047"
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"area": "525",
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"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "2",
"source": "Index_no.2",
"expectedPrice": "2500000",
"expectedRate": "4761.90",
"builtUpExpectedRate": "0.00",
"image": "cases/652fc5037e32132d4094a8ea/
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"id": "713753"
}
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  },
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    "path": "cases/652fc5037e32132d4094a8ea/
externallmg_1698033760848_WhatsApp_Image_20231021_at_103947_PM_1.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name":
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externallmg_1698033760853_WhatsApp_Image_20231021_at_103947_PM.jpeg",
    "orientation": "landscape"
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    "orientation": "landscape"
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    "status": false,
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  "orientation": "landscape"
},
{
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  "_id": "6535f060619c14402daa112f",
  "name":
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  "path": "cases/652fc5037e32132d4094a8ea/
externallmg_1698033760864_WhatsApp_Image_20231021_at_103952_PM.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
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  "_id": "6535f060619c14402daa1130",
  "name":
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Name	Length	Width	Total
Composition :			
Living Room	13'6"	12'9"	172.12
Passage	7'4"	4'00"	29.33

Kitchen	9'00"	6'10"	61.50
Bedroom	9'3"	11'2"	103.29
Bedroom	13'00"	9'2"	119.17
Toilet	4'00"	7'9"	31.00
Toilet	8'00"	3'9"	30.00
Other Composition :			
Cupboard	1'6"	9'00"	13.50