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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false
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    "label": "Direct"
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  "purposeOfValuation": {
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    "label": "Bank Loan"
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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      "_id": "6438c9ae8989760c1fb6b271"
    },
    "type": "CREDITOFFICER",
    "_id": "6438c9ae8989760c1fb6b273",
    "firstName": " Anil ",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "8850697920",
    "email": "khopat@me.com"
  },
  "fees": {
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    "expectedFees": null,
    "quotedAmount": ""
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  "organization": {
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"_id": "6418456a96b58848585f8cb2",
"name": "Thane",
"email": "thane@vastukala.com",
"phone": "1234567890",
"address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
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"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": {
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  "name": "Jakegram Branch\t",
  "branchCode": "",
  "mobileNo": "02225384833\t",
  "alternateMobileNo": "",
  "email": "sbi.09056@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "G-4, SMC, Khopat, Thane West 400601\n"
},
"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": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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    "_id": "62720e52afd7d55eddedc887",
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"role": "PICKUPPERSON",
"firstName": "Harshad",
"email": "harshad@vastukala.org",
"lastName": "Panchal",
"mobileNo": "9029575553",
"shortName": "HP",
"workWithDocumentMaker": ""
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"deliveryPerson": {
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"role": "PICKUPPERSON",
"firstName": "Prakash ",
"email": "prakashnvetkoli@gmail.com",
"lastName": "Vetkoli",
"mobileNo": "9076237689",
"shortName": "PV",
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"profilePhoto": "users/6410199a140f140ffc59b58c/
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "62ea09ea4e679b264caf07d7",
"role": "SITEENGINEER",
"firstName": "Suraj",
"email": "suraj@vastukala.org",
"lastName": "Zore",
"mobileNo": "8652448654",
"designation": "",
"shortName": "SZ",
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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",
"profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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  "designation": ""
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  "role": "MAKER",
  "firstName": "Pratibha",
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  "lastName": "Shilvantha",
  "mobileNo": "9821518537",
  "designation": "",
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  {
    "valuersRegistrationNumber": [
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        "label": "Wealth Tax"
      }
    ]
  },
  {
    "type": "EMPLOYEE",
    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
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"lastName": " Chalikwar",
"mobileNo": "9422171100",
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    "number": "[N]C.C.I.T/I -14/52/2008-09"
  }
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],
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  "label": "BANK"
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  "schedule": [],
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      "remark": ""
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    "name": "Country",
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    "value": "India",
    "label": false
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    "key": "village",
    "value": "Hariyali",
    "label": true
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    "key": "buildingNo",
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  "key": "taluka",
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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"landmark": {
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  "value": "Opp. Axis Bank, Kannamwar Nagar",
  "label": false
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"wing": {
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  "value": "A",
  "label": true
},
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  "value": "",
  "label": false
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"oldSurveyNumber": {
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "356 (Pt.)",
  "label": true
},
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"selectNo": {
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  "label": false
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  "label": true
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"khataNo": {
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  "value": "",
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"flatSpecifications": {
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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  },
  "finishing": {
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    "label": "Cement Plastering with POP Finished"
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    "label": "Middle Class"
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mumbai Housing & Area Development Board (MHADA)"
  },
  "whetherCoveredUnderAnyState": {

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"value": "No",
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  "east": "Internal Road"
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  "south": "Details not available",
  "east": "Details not available"
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  "asPerDocument": {
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    "east": "Details not available",
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    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.MHADA - 9 /
539 /2022 Dated 07.04.2022 issued by Maharashtra Housing And Area Development
Authority.",
"approvePlanVerified": "",
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},
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  "remark": "",
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"igrRate": {
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  "squareMeterGuideLineRate": "146822.00",
  "squareFeetGuideLineRate": "13640.00"
},
"igrFinalRate": {
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  "squareFeetGuideLineRate": "13640.00"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": "18,000.00",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MHADA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
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"marketability": {
  "marketabilityList": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Tower Parking",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
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  "planningArea": {
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    "label": "Proposed R.C.C Framed Structure"
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  "typeOfFoundation": {
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},
"structuralSafety": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "6",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "408.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/653b7eb5c70a316a760fd782/
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    "routeLat": "19.114604",
    "routeLng": "72.939877",
    "stationName": "Vikhroli",
    "routeDistance": "2 Km."
  },
  "finalLatLng": {
    "coordinates": [
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    null,
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  ],
  "type": "Point"
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    "id": "psdops",
    "name": "psdops",
    "image": "cases/653b7eb5c70a316a760fd782/
routeMap_1698495589476_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"finaltotal": "7345800.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "7345800.00"
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"outward": {
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  "date": "Sun Oct 29 2023 11:50:34 GMT+0530 (India Standard Time)",
  "number": "2303258",
  "dayCount": "1",
  "monthCount": "455",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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    "floorsCompleted": "1",
    "percentage": "1.6",
    "isHideFloor": false,
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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}
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"externalBrickWork": {
  "label": "External Brick Work",
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"externalPlastering": {
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  "isHideFloor": false,
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  "status": false
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "status": false
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  "floorsCompleted": "",
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"compositionImages": []
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  "builtUpRateRange": {
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  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
}
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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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  "value": "LEAD"
},
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"ownerPhoneNo": "9869797586",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "0224581136",
"contactPersonName": "Vallery",
"purchaseValueAsPerDocument": "0",
"owners": [
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    "phone": "9869797586",
    "ownershipShare": "",
    "email": "",
    "id": "683922"
  }
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"caseReferredBy": "",
"relationWithOwner": "Sales Manager",
"fullAddress": "Residential Flat No. 602, 6th Floor, Wing - A, Eastern Groves Phase 2,
Opp. Axis Bank, Kannamwar Nagar, Village - Hariyali, Taluka - Kurla, District - Mumbai
Suburban, Vikhroli (East), PIN Code - 400 083, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "16/10/2023",
      "from": {
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        "label": "Developers"
      }
    },
    "Developers": "M/s. VL Savli Developers LLP",
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"to": {
  "value": "purchaser",
  "label": "purchaser"
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"purchaser": "Vinod Shankar Tanawade & Vaishnvi Vinod Tanawade ",
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  "label": "No"
},
"No": "19414/2023"
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"fileName": "document_1698397812302_DocScanner_25_Oct_2023_2049_1.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "17/06/2022",
    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "remark": "(As download from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "ME/ EE / (B.P) / GM / MHADA-9 / 539 / 2022"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/653b7eb5c70a316a760fd782/document_1698492599196_1_Comme
ncement_Certificates___NA_Order_for_plotted_development__20231028T160815686.
pdf",
  "fileName": "document_1698492599196_1_Commencement_Certificates___NA_Or
der_for_plotted_development__20231028T160815686.pdf"
},
{
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"documentType": {
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  "nameOfApprovingAuthority": {
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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P51800051916"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/653b7eb5c70a316a760fd782/
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"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Sat Oct 28 2023 17:01:05 GMT+0530 (India Standard Time)"
},
{
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "07/04/2022",
    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "remark": "(As download from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MHADA - 9 / 539 / 2022"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "892912",
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_Plan_Approval___NA_Order_for_plotted_development_22.pdf",
    "fileName": "document_1698492966158_3_Building_Plan_Approval___NA_Order_f
or_plotted_development_22.pdf"
  }
],
"isUrgent": "false",
"isExternal": "false",
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  "value": "Commercial",
  "label": "Commercial"
},
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "004706",
"createdBy": "6430f74691d7c62df11f3f15",
"caseHistory": [
  {
    "id": "577610",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Fri Oct 27 2023 14:41:17 GMT+0530 (India Standard Time)"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "label": "Square Feet"
    },
    "id": "293666",
    "name": "Bedroom",
    "length": "0.00",
    "length1": "0",
    "length2": "00",
    "width": "0.00",
    "width1": "0",
    "width2": "00",
    "totalArea": "0.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "0.00"
  },
  {
    "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Living Room",
  "length": "0.00",
  "length1": "0",
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  "width": "0.00",
  "width1": "0",
  "width2": "00",
  "totalArea": "0.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "0.00",
  "length1": "0",
  "length2": "00",
  "width": "0.00",
  "width1": "0",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "0.00",
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  "length2": "00",
  "width": "0.00",
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"width2": "00",
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"images": [],
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "0.00",
  "length1": "0",
  "length2": "00",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
}
],
"otherComposition": [],
"externalReport": [],
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  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "34.47",
    "totalAreaDocument": "371",
    "docBultupPercentage": "10",
    "docFinalBultUp": "408.10",
    "docFinalBultUpSquareMeter": "37.91",
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    "docFinalSaleableSquareMeter": "0.00",
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    "id": "562868"
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"images": [],
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    "property": "Flat",
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "14",
    "source": "https://www.99acres.com/",
    "expectedPrice": "7100000",
    "expectedRate": "19137.47",
    "builtUpExpectedRate": "17397.70",
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    "areaType": "Built_Up",
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    "expectedPrice": "9125000",
    "expectedRate": "17347.91",
    "builtUpExpectedRate": "0.00",
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    "id": "540664"
  },
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    "printlnReport": true,
    "_id": "653cdf19423f460937488765",
    "property": "Flat",
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"area": "474",
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"expectedPrice": "8690000",
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"builtUpExpectedRate": "0.00",
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"id": "979822"
}
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"orientation": "portrait"
},
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"orientation": "portrait"
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    "orientation": "portrait"
  },
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    "status": false,
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    "path": "cases/653b7eb5c70a316a760fd782/
externalimg_r_1698420088021_1698420118939_image_5.jpg",
    "orientation": "landscape"
  },
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
    "_id": "653bd586c70a316a7610e359",
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    "orientation": "portrait"
  }
],
"externalDocuments": [
  {
    "originalName": "Valuation Report - Vinod Shankar Tanawade.pdf",
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Toilet	0'00"	0'00"	0.00
Toilet	0'00"	0'00"	0.00
Other Composition :			