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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "proposePurchaser": true,
    "RVDSValues": true
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  "purposeOfValuation": {
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    "label": "Non SARFAESI"
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    },
    "type": "CREDITOFFICER",
    "_id": "640af1154dda382753e54122",
    "firstName": "K.S. Raikwar",
    "lastName": "Raikwar",
    "mobileNo": "",
    "workMobileNo": "7738353681",
    "email": "raiwar1203@pnb.co.in"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 7500,
    "quotedAmount": ""
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  "organization": {
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"_id": "643a5702108b68389ed72f71",
"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": "5fc6a0d8da3c631ed41d1812",
  "type": "BANK",
  "name": "Punjab National Bank",
  "displayName": "Punjab National Bank",
  "initial": "PNB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Goregaon west Jawahar Nagar",
  "branchCode": "",
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  "email": "bo1203@pnb.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Mumbai, Maharashtra 400104"
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"assetsClass": {
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"propertyType": {
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  "label": "Residential"
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"zone": {
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"role": "PICKUPPERSON",
"firstName": "Sunil",
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"workWithDocumentMaker": "",
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"siteEngineer": {
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"role": "SITEENGINEER+MAKAR",
"firstName": "Meetal",
"email": "meetalirasal@gmail.com",
"lastName": "Rasal",
"mobileNo": "7397882283",
"designation": "Junior Architect",
"shortName": "MR",
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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",
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        "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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      "remark": ""
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    {
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      "remark": ""
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    "value": "Ambivali",
    "label": true
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  "value": "",
  "label": true
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  "key": "projectName",
  "value": "P. N. Bank Officer's Co-op. Hsg. Soc. Ltd.",
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  "label": true
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door with M.S Safety door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering with POP false Celling"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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  "south": "Garden",
  "east": "Kush Apartment"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
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    "east": "Building Marginal Space",
    "south": "Lobby & Staircase",
    "west": "Building Marginal Space"
  },
  "asPerDocument": {
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    "south": "Details not available",
    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "As per site inspection, Flat No. 11 & 12 are internally amalgamated to form a single flat having single entrance door.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
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"compositeRate": {
  "remark": "As per site inspection, Flat No. 11 & 12 are internally amalgamated to form a single flat having single entrance door. As per bank request, we have done the valuation of Flat No. 12 only.",
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  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "24478",
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  "squareMeterGuideLineRate": "194450.00",
  "squareFeetGuideLineRate": "18065.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "59",
  "rate": "14642.00",
  "squareFeetGuideLineRate": "14642.00",
  "squareMeterGuideLineRate": "157607.00"
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"outgoingDetail": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "43,000",
  "assessmentNo": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1982",
    "fullDate": "1/1/1982"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
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"buildingSpecification": {
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  "label": "Information Not Available"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
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"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"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "Information_not_available",
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  "label": "No"
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"systemOfAirConditioning": {
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    "label": "Information not available"
  },
  "groundStilt": {
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    "label": "Ground"
  },
  "yearOfConstructionAsPer": {
    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
  },
  "isSiteVisitAllowed": true,
  "ageOfBuilding": "41",
  "totalLifeBuilding": "60",
  "estimatedAge": "19",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "6",
  "flatFloorNo": "2",
  "noOfLifts": "1",
  "noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "1020.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65435cee99e3743444bc3aa5/
routeMap_1699004370694_Image.png",
    "routeLat": "19.131250",
    "routeLng": "72.835083",
    "stationName": "Azad Nagar",
    "routeDistance": "850 Mtr."
  },
}
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"finalLatLng": {
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  "type": "Point"
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  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "noo92yt",
    "name": "noo92yt",
    "image": "cases/65435cee99e3743444bc3aa5/
routeMap_1699004384663_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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"realizableValuePercentage": "85",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Fri Nov 03 2023 15:29:59 GMT+0530 (India Standard Time)",
  "number": "2303352",
  "dayCount": "18",
  "monthCount": "48",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "percentage": "0.00",
    "isHideFloor": false,
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    "status": false
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    "status": false
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  "status": false
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  "label": "Window",
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  "status": false
},
"flooringTilingKitchenPlatform": {
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  "isHideFloor": false,
  "status": false
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
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  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "isHideFloor": true,
  "status": false
},
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    "status": true
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      "orientation": "portrait"
    }
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      "orientation": "portrait"
    }
  ],
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externallmg_1698987728492_WhatsApp_Image_20231102_at_12213_PM.jpeg",
      "orientation": "portrait"
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      "status": false,
      "_id": "65447ed099e3743444bd474e",
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    "path": "cases/65435cee99e3743444bc3aa5/
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    "orientation": "portrait"
}
],
"compositionImages": [
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    "name": "Living Room",
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    "orientation": "portrait"
},
{
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    "name": "Living Room",
    "path": "cases/65435cee99e3743444bc3aa5/
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    "orientation": "portrait"
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{
    "status": false,
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    "status": false,
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    "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/65435cee99e3743444bc3aa5/
externallmg_1698987837666_WhatsApp_Image_20231102_at_12241_PM.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/65435cee99e3743444bc3aa5/
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/65435cee99e3743444bc3aa5/
externallmg_1698987837664_WhatsApp_Image_20231102_at_12241_PM_1.jpeg",
    "orientation": "portrait"
  },
}
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  "name": "Living Room",
  "path": "cases/65435cee99e3743444bc3aa5/
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  "orientation": "portrait"
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  "_id": "65447f3399e3743444bd487e",
  "name": "Living Room",
  "path": "cases/65435cee99e3743444bc3aa5/
externallmg_1698987826978_WhatsApp_Image_20231102_at_12237_PM_2.jpeg",
  "orientation": "portrait"
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  "_id": "65447f3399e3743444bd4877",
  "name": "Living Room",
  "path": "cases/65435cee99e3743444bc3aa5/
externallmg_1698987826961_WhatsApp_Image_20231102_at_12235_PM_1.jpeg",
  "orientation": "portrait"
}
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "26786"
  },
  "builtUpRateRange": {
    "min": "20477",
    "max": "22322"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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"title": "Present value of the flat (incl. car parking, if provided)",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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"wardrobes": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"showcases": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"kitchenArrangements": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
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"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",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "850.00",
"empanelmentNo": [
  "REF:ZO: SAMD:1138"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentId": [],
"_id": "65435cee99e3743444bc3aa5",
"ownerName": "Saraswat Co-operative Bank Ltd.",
"ownerPhoneNo": "7738353681",
"appAddress": "Flat no 12 floor 2nd Bldg Panchsheel PNB Office 's off Veera Desai
Road Jeevan Nagar Village. Ambivali Andheri West ",
"remark": "2 flat much ahe ",
"documents": [
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      "value": "60ae129caa6d152c1801b472",
      "label": "Copy of Legal Opinion Report"
    },
    "inputs": {
      "documentDate": "17/10/2023"
    }
  },
  {
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1699002443585_Flat_12.pdf",
    "path": "cases/65435cee99e3743444bc3aa5/
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    "id": "127186",
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"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Fri Nov 03 2023 14:37:23 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "05/10/1982",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 5078 / BSII / AK"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1699002723379_119175.pdf",
"path": "cases/65435cee99e3743444bc3aa5/
document_1699002723379_119175.pdf",
"id": "460977",
"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Fri Nov 03 2023 14:42:03 GMT+0530 (India Standard Time)"
},
{
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    "value": "60ae1296aa6d152c1801b457",
    "label": "Letter"
  },
  "inputs": {
    "documentDate": "12/09/2023",
    "remark": " in the name of Mr. Jai Bhagwan Bhorla issued by Saraswat Bank",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "SCB : REC : 23 : YGD : 379"
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"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1699002789800_119137.pdf",
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"path": "cases/65435cee99e3743444bc3aa5/
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"createdAt": "Fri Nov 03 2023 14:43:09 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Share Certificate "
  },
  "inputs": {
    "documentDate": "09/08/2008",
    "remark": " in the name of Smt. Meena C. Vora & Shri. Karan C. Vora ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "5"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1699003808609_105422.pdf",
  "path": "cases/65435cee99e3743444bc3aa5/
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  "id": "756575",
  "uploadedBy": "60eebe33f3dd69653a5837ae",
  "createdAt": "Fri Nov 03 2023 15:00:08 GMT+0530 (India Standard Time)"
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],
"caseNumber": "004824",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "444849",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 02 2023 13:55:18 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Saraswat Co-operative Bank Ltd.",
    "phone": "",
    "ownershipShare": "",
    "email": ""
  }
]
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    "id": "877183"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Jai Bhagwan Bhorla",
    "phone": "",
    "ownershipShare": "",
    "email": ""
  }
],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "605136",
    "name": "Living Room",
    "length": "30.58",
    "length1": "30",
    "length2": "7",
    "width": "14.25",
    "width1": "14",
    "width2": "3",
    "totalArea": "435.81",
    "images": [],
    "extraAreas": [],
    "finalArea": "435.81"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Dining",
    "length": "10.25",
    "length1": "10",
    "length2": "3",
    "width": "9.17",
    "width1": "9",
    "width2": "2",
    "totalArea": "93.96",
    "images": [],
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```
"extraAreas": [],
"finalArea": "93.96"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "7.75",
  "length1": "7",
  "length2": "9",
  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "80.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "80.08"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "17.08",
  "length1": "17",
  "length2": "1",
  "width": "9.50",
  "width1": "9",
  "width2": "6",
  "totalArea": "162.29",
  "images": [],
  "extraAreas": [],
  "finalArea": "162.29"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
```

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"length": "12.25",
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"width1": "7",
"width2": "2",
"totalArea": "87.79",
"images": [],
"extraAreas": [],
"finalArea": "87.79"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "8.33",
  "width1": "8",
  "width2": "4",
  "totalArea": "60.42",
  "images": [],
  "extraAreas": [
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      "measurementType": {
        "value": "Square_Feet",
        "label": "Square Feet"
      },
      "_id": "6544ae9899e3743444be3005",
      "name": "Passage 1",
      "extraAreaType": "Add",
      "length": "10.25",
      "length1": "10",
      "length2": "3",
      "width": "3.58",
      "width1": "3",
      "width2": "7",
      "totalArea": "36.73"
    },
    {
      "measurementType": {
        "value": "Square_Feet",
```



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    "label": "Square Feet"
  },
  "_id": "6544aea599e3743444be3077",
  "name": "Passage 2",
  "extraAreaType": "Add",
  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "3.25",
  "width1": "3",
  "width2": "3",
  "totalArea": "17.33"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "_id": "6544aeb099e3743444be308a",
  "name": "Passage 3",
  "extraAreaType": "Add",
  "length": "2.75",
  "length1": "2",
  "length2": "9",
  "width": "11.33",
  "width1": "11",
  "width2": "4",
  "totalArea": "31.17"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "_id": "6544aeba99e3743444be309e",
  "name": "Passage 4",
  "extraAreaType": "Add",
  "length": "2.58",
  "length1": "2",
  "length2": "7",
  "width": "7.33",
  "width1": "7",
  "width2": "4",
  "totalArea": "18.94"
}
],
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"finalArea": "164.59"
},
{
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "6",
  "name": "Bedroom",
  "length": "15.42",
  "length1": "15",
  "length2": "5",
  "width": "11.17",
  "width1": "11",
  "width2": "2",
  "totalArea": "172.15",
  "images": [],
  "extraAreas": [],
  "finalArea": "172.15"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "",
  "length1": "10",
  "length2": "11",
  "width": "",
  "width1": "6",
  "width2": "10",
  "totalArea": "74.60",
  "images": [],
  "finalArea": "74.60",
  "extraAreas": []
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Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban , Andheri (West),
Mumbai, PIN - 400 053, State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Living Room	30'7"	14'3"	435.81
Dining	10'3"	9'2"	93.96
Kitchen	7'9"	10'4"	80.08
Bedroom	17'1"	9'6"	162.29
Toilet	12'3"	7'2"	87.79
Passage	7'3"	8'4"	60.42
Bedroom	15'5"	11'2"	172.15
Toilet	10'11"	6'10"	74.60
Toilet	5'9"	2'9"	15.81
Bedroom	16'7"	9'3"	153.40
Toilet	6'10"	7'7"	51.82
Study Room	10'4"	8'4"	86.11
Study Room	10'8"	8'6"	90.67
Toilet	2'7"	7'4"	18.94
Other Composition :			
Wardrobes	9'8"	1'9"	16.92