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{
  "typeOfReport": {
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  "reportInformation": {
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  "purposeOfValuation": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64413d65f8dc9a26350ce1a3",
    "firstName": "Deepak",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "8408951599",
    "email": "11me@me.com"
  },
  "fees": {
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    "propertyValue": "",
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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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "64413d65f8dc9a26350ce1a1",
  "name": "Airoli Branch\t",
  "branchCode": "",
  "mobileNo": "02227641012",
  "alternateMobileNo": "",
  "email": "vijaro@bankofbankbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Unit no.6, Signia Oceans Plot No 7& 8, Ground floor, Sector - 10A, Near
D-Mart Airoli, Navi Mumbai-400 708\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "label": "Residential"
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"zone": {
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"_id": "656aa949cebbe1714411d21b",
"role": "FRONTDESK",
"firstName": "Priyanka",
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"lastName": "Pawar",
"mobileNo": "8928414480",
"shortName": "PCP",
"workWithDocumentMaker": "627222afafd7d55eddeddd82"
},
"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
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  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordinatiion",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvantha",
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        "label": "Wealth Tax"
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    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
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          "label": "Wealth Tax"
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  "label": "BANK"
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"location": {
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"geo": {
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"siteVisit": {
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    {
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  "value": "",
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  "value": "",
  "label": false
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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"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering with POP false Ceiling"
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"general": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Navi Mumbai Municipal Corporation"
  },
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"whetherCoveredUnderAnyState": {
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  "west": "Internal Road",
  "south": "Internal Road",
  "east": "Airoli Moreshwar 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"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "",
"empanelledOfApprovePlan": ""
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"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 367 00 Sq. Ft. (Including Flowerbed Area) and documented Super Built up area 635 Sq. ft the loading between is more than 70%. Hence we have considered lower area i.e measured area to give proper weightage to the value of the property, higher rate i.e. 22,388/- per Sq. Ft. is considered.",
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"salvageValue": "10",
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  "squareMeterGuideLineRate": "120500.00",
  "squareFeetGuideLineRate": "11195.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "90",
  "rate": "10467.00",
  "squareFeetGuideLineRate": "10467.00",
  "squareMeterGuideLineRate": "112670.00"
},
"outgoingDetail": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
  },
  "monthlyRent": "24000.00",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Electricity Bill Consumer No. 000090524071",
  "meterCardHolderName": "Mr. Rajendra Maloji Rane",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per NVMC norms",
  "tenantName": "Mr. Jigyasu",
  "maintenanceOfFlat": "Details not available"
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"label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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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": {
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    "label": "Yes"
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  "carParking": "Stilt Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2012",
    "fullDate": "1/1/2012"
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  "planningArea": {
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  "typeOfStructure": {
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  "typeOfFoundation": {
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"value": "rcc",
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"structuralSafety": {
"value": "Good",
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"maintenancelssues": {
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},
"visibleDamageInBuilding": {
"value": "0",
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  "label": "Information not available"
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"groundStilt": {
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  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "11",
"totalLifeBuilding": "60",
"estimatedAge": "49",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "440.40",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "routeMapImg": "cases/657309ddd4a67a1d0042ba33/
routeMap_1702291242619_Image.png",
  "routeLat": "19.142424",
  "routeLng": "72.992956",
  "stationName": "Airoli",
  "routeDistance": "2 KM"
}
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  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "p7dsg",
    "name": "p7dsg",
    "image": "cases/657309ddd4a67a1d0042ba33/
routeMap_1702291197826_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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"othersQty": "0",
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"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": true,
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  "date": "Tue Dec 12 2023 13:26:40 GMT+0530 (India Standard Time)",
  "number": "2303919",
  "dayCount": "12",
  "monthCount": "148",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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  "internalBrickWork": {
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"externalBrickWork": {
"label": "External Brick Work",
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"window": {
"label": "Window",
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"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
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  "isHideFloor": false,
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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  "parkingImages": [],
  "societyNameBoardImage": [],
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    "orientation": "portrait"
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    "name": "Bedroom",
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    "orientation": "portrait"
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    "orientation": "portrait"
  }
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    "max": "26923"
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  "builtUpRateRange": {
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    "max": "22436"
  }
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    "isEditable": true
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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"status": true,
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  "title": "Interior Decorations",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "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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"type": "CASE",
"leadType": {
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "367.00",
"empanelmentNo": [
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"status": true,
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"paymentId": [],
"_id": "657309ddd4a67a1d0042ba33",
"ownerName": "Mrs. Soma Dilip Bera",
"ownerPhoneNo": "9892461990",
"fullAddress": "Residential Flat No. 202, 2nd Floor, Kamthi Plaza, Kamthi Plaza Co-Op.
Hsg. Soc. Ltd., Plot No. 37 (GES), Sector 8A, Diva Nagar Road, Village - Dive - Airoli,
Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 708, State -
Maharashtra, India",
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"remark": "",
"documents": [
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    "documentType": {
      "value": "60ae12acaa6d152c1801b4bb",
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    },
    "inputs": {
      "documentDate": "27/01/2023",
      "remark": "Between Mrs. Soma Dilip Bera (The First Part) and Mr. Rajendra Maloji Rane & Mrs. Ruchita Rajendra Rane (The Second Part)"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "217989",
    "path": "cases/657309ddd4a67a1d0042ba33/document_1702037904871_KM_205i_00188.pdf",
    "fileName": "document_1702037904871_KM_205i_00188.pdf"
  },
  {
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      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "27/08/2009",
      "nameOfApprovingAuthority": {
        "value": "Navi_Mumbai_Municipal_Corporation.",
        "label": "Navi Mumbai Municipal Corporation."
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "NMMC / TPD / BP / Case No. A - 9942 / 3370 / 09"
  },
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  "displayStatus": true,
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  "path": "cases/657309ddd4a67a1d0042ba33/document_1702037945526_KM_205i_00189.pdf",
  "fileName": "document_1702037945526_KM_205i_00189.pdf"
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  },
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    "remark": "issued by Kamathi Plaza Co-Op. Hsg. Soc. Ltd."
  },
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  "fileName": "document_1702037958169_KM_205i_00190.pdf"
},
{
  "documentType": {
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    "label": "Other"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1702037975281_93681.pdf",
  "path": "cases/657309ddd4a67a1d0042ba33/
document_1702037975281_93681.pdf",
  "id": "247701",
  "uploadedBy": "656aa949cebbe1714411d21b",
  "createdAt": "Fri Dec 08 2023 17:49:41 GMT+0530 (India Standard Time)"
},
{
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    "label": "Electricity Bill"
  },
  "inputs": {
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    "number": {
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      "label": "Consumer No"
    }
  },
  "Consumer_No": "000090524071"
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  "displayStatus": true,
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  "id": "887841",
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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Mon Dec 11 2023 15:48:47 GMT+0530 (India Standard Time)"
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{
  "documentType": {
    "value": "60ae1287aa6d152c1801b415",
    "label": "Index - II"
  },
  "inputs": {
    "documentDate": "16/03/2012",
    "from": {
      "value": "Seller",
      "label": "Seller"
    },
    "Seller": "Smt. Prasodini Shridhar Naik",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Shri. Rajendra Maloji Rane & Smt. Ruchita Rajendra Rane",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "1890/2012"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "337817",
  "path": "cases/657309ddd4a67a1d0042ba33/
document_1702364625482_188856.pdf",
  "fileName": "document_1702364625482_188856.pdf"
}
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"assignmentType": {
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  "label": "Retail"
},
"caseNumber": "005527",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "587788",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Dec 08 2023 17:49:41 GMT+0530 (India Standard Time)"
  }
]
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}
],
"owners": [
  {
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    "phone": "9892461990",
    "ownershipShare": "",
    "email": "",
    "id": "456168"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "981001",
    "name": "Living Room",
    "length": "17.00",
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    "length2": "00",
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    "width2": "00",
    "totalArea": "153.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "153.00"
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      "label": "Square Feet"
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    "id": "1",
    "name": "Passage",
    "length": "3.00",
    "length1": "3",
    "length2": "00",
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    "width1": "7",
    "width2": "00",
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  "id": "6",
  "name": "Kitchen",
  "length": "9.00",
  "length1": "9",
  "length2": "0",
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  "width1": "8",
  "width2": "0",
  "totalArea": "72.00",
  "images": [],
  "finalArea": "72.00",
  "extraAreas": []
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "0",
  "width": "3.00",
  "width1": "3",
  "width2": "0",
  "totalArea": "9.00",
  "images": [],
  "finalArea": "9.00",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
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"name": "Bathroom",
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"width2": "00",
"totalArea": "18.00",
"images": [],
"extraAreas": [],
"finalArea": "18.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "85.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "85.00"
}
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"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flower Bed Area",
      "value": "Flower_Bed_Area"
    },
    "measurementType": {
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      "label": "Square Feet"
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"percentageBeforeTotal": "9.00",
"images": [],
"extraAreas": [],
"percentage": "100",
"finalArea": "9"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
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    "label": "Deed Of Exchange"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Saleable",
  "squareMeterArea": "58.99",
  "totalAreaDocument": "635",
  "docBUILTUPPercentage": "",
  "docFinalBUILTUP": "0.00",
  "docFinalBUILTUPSquareMeter": "0.00",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "998677"
}
],
"images": [],
"indicatorArr": [
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  "property": "Residential Flat",
  "area": "702",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"source": "magic_bricks",
"expectedPrice": "13500000",
"expectedRate": "13366.34",
"builtUpExpectedRate": "16025.64",
"image": "cases/657309ddd4a67a1d0042ba33/
indicator_1702360353225_Image.png",
"squareMeter": "65.22",
"id": "500754"
},
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  "_id": "6577fd819e3cbd4940a902ca",
  "property": "Residential Flat",
  "area": "396",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
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  "expectedPrice": "9500000",
  "expectedRate": "16666.67",
  "builtUpExpectedRate": "19991.58",
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  "id": "539520"
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  "_id": "6577fd819e3cbd4940a902cb",
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  "areaType": "Carpet",
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  "expectedPrice": "10500000",
  "expectedRate": "26923.08",
  "builtUpExpectedRate": "22435.90",
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    "path": "cases/657309ddd4a67a1d0042ba33/externalimg_r_1702274043745_JKFantasy____20231209Sat_112434AM____hnbm_lmjn__org.jpg",
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    "status": false,
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    "path": "cases/657309ddd4a67a1d0042ba33/externalimg_r_1702274043771_JKFantasy____20231209Sat_112646AM____hnbm_lmjn__org.jpg",
    "orientation": "portrait"
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    "path": "cases/657309ddd4a67a1d0042ba33/externalimg_r_1702274043752_JKFantasy____20231209Sat_112437AM____hnbm_lmjn__org.jpg",
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Name	Length	Width	Total
Composition :			
Living Room	17'00"	9'00"	153.00
Passage	3'00"	7'00"	21.00
Kitchen	9'0"	8'0"	72.00
Toilet	3'0"	3'0"	9.00
Bathroom	3'00"	6'00"	18.00
Bedroom	17'00"	5'00"	85.00
Other Composition :			
Flower Bed Area	1'00"	9'00"	9.00