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{
  "typeOfReport": {
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    "label": "Single Flat"
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  "masterTypeOfPurpose": {
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  "creditOfficer": {
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    "firstName": "Borlar",
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    "mobileNo": "",
    "workMobileNo": "0000000000",
    "email": "kopar@svc.com"
  },
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  "_id": "6418456a96b58848585f8cb2",
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  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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  "name": "Koperkhairane Branch\t",
  "branchCode": "",
  "mobileNo": "02532455407",
  "alternateMobileNo": "",
  "email": "kopar@svc.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "FAM CHSL Shop no 5A to 9A Ground Floor , Plot no 19 & 19 A Sector
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "role": "FRONTDESK",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      {
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"siteVisit": {
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  {
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    "dateTime": "2024-02-12",
    "remark": "MANUAL_IN_TASK"
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    "dateTime": "2024-02-12",
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    "name": "Carpet",
    "value": "Carpet"
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  "value": "Thane",
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  "value": "7",
  "label": true
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  "key": "buildingName",
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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  "value": "",
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"flatSpecifications": {
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    "value": "rcc_Slab"
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    "value": "VerifiedTileFlooring"
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  },
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"label": "Powder coated Aluminum sliding windows"
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"fittings": {
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  "value": "Concealed_plumbing_with_C.P._fittings._Concealed_Electrical_wiring"
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"finishing": {
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Urban"
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  "townplanApprovedByList": {
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    "label": "Navi Mumbai Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "west": "Municipal Open Ground",
    "south": "Goodwill Residency / Airoli Bridge Rd",
    "east": "Heritage Hospital"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
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  "unitBoundaries": {
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    "east": "Open Ground",
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "As per Agreement Super Built Up Area is 621.00 Sq. Ft. and as per actual
measurement Carpet area is 398.00 Sq. Ft. The loading between carpet to built up is
56%. We have considered least area i.e. measured area for valuation.",
  "depreciationPercentage": "24",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "21400",
  "depreciatedBuildingRate": "1900"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "118900",
  "landRate": "51700",
  "igrImage": "cases/65c613d8d93fe4510d489774/igr_1707816518144_Image.png",
  "squareMeterGuideLineRate": "124845.00",
  "squareFeetGuideLineRate": "11598.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "84",
  "rate": "10511.00",
  "squareFeetGuideLineRate": "10511.00",
  "squareMeterGuideLineRate": "113142.00"
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"outgoingDetail": {
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    "value": "Residential_Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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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 NMMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
    "label": "6\" Thk. Brick Masonry",
    "value": "6\"_Thk._Brick_Masonry"
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  "waterTank": {
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    "label": "CIDCO"
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"value": "Yes",
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"carParking": "Stilt / Open Car Parking",
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2008",
  "fullDate": "1/1/2008"
},
"planningArea": {
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  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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  "label": "Information Not Available"
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"buildingSpecification": {
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"structuralSafety": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
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  "label": "Information not available"
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
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"provisionOfFirefighting": {
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  "label": "Information not available"
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"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
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  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
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"estimatedAge": "44",
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"noOfFloors": "07",
"flatFloorNo": "5",
"noOfLifts": "01",
"noOfDwellingUnitsInBuilding": "04"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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      "label": "Railway Station"
    },
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    "routeLat": "19.147692",
    "routeLng": "72.997202",
    "stationName": "Airoli",
    "routeDistance": "1.6 KM"
  },
  "finalLatLng": {
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    "finallatLng": true
  },
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "bookValue": "0",
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},
"outward": {
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  "number": "2304956",
  "dayCount": "19",
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    "percentage": "0.00",
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    "status": true
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  "rccPlinth": {
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    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "status": false
  },
  "externalPlastering": {
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"label": "Door",
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"isHideFloor": false,
"status": false
},
"window": {
"label": "Window",
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"status": false
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"flooringTillingKitchenPlatform": {
"label": "Flooring, Tilling, Kitchen Platform",
"floorsCompleted": "",
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},
"externalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "477.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
    }
  ],
}
```

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    "orientation": "portrait"
  },
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    "path": "cases/65c613d8d93fe4510d489774/
externallmg_1707749882947_image.jpeg",
    "orientation": "portrait"
  },
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    "name": "externallmg_1707749884092_image.jpeg",
    "path": "cases/65c613d8d93fe4510d489774/
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    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "externallmg_1707749886942_image.jpeg",
    "path": "cases/65c613d8d93fe4510d489774/
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "65ca3203d93fe4510d4c8ea5",
    "name": "externallmg_1707749886447_image.jpeg",
    "path": "cases/65c613d8d93fe4510d489774/
externallmg_1707749886447_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "externallmg_1707749878077_image.jpeg",
    "path": "cases/65c613d8d93fe4510d489774/
externallmg_1707749878077_image.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "65ca3203d93fe4510d4c8e97",
    "name": "externallmg_1707749870560_image.jpeg",
    "path": "cases/65c613d8d93fe4510d489774/
externallmg_1707749870560_image.jpeg",
    "orientation": "portrait"
  }
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "22892"
  },
  "builtUpRateRange": {
    "min": "14286",
    "max": "19077"
  }
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"detailsOfValuation": {
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "isEditable": true
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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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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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": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "398.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentId": [],
"_id": "65c613d8d93fe4510d489774",
"ownerName": "Mrs. Archana Bhavesh Thakkar & Mr. Bhavesh Bhavanji Thakkar",
"ownerPhoneNo": "9833035828",
"fullAddress": "Residential Flat No. B - 504, 5th Floor, Roop - Maya Co.-Op. Hsg. Soc.
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Ltd., Besides Heritage Hospital, Plot No. 7, Sector 6, Village - Airoli, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 708, State - Maharashtra, India",

"remark": "",

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"documentType": {

"value": "60af48bf2ffdf65bcd6585fa",

"label": "Agreement for sale"

},

"inputs": {

"documentDate": "08/02/2024",

"from": {

"value": "Vendor",

"label": "Vendor"

},

"Vendor": "Mr. Chetan Mohanlal Kothari & Mrs. Bhavana Chetan Kothari",

"to": {

"value": "purchaser",

"label": "purchaser"

},

"purchaser": "Mrs. Archana Bhavesh Thakkar & Mr. Bhavesh Bhavanji Thakkar",

"number": {

"value": "No",

"label": "No"

},

"No": "2754/2024"

},

"isHardCopy": false,

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"inputs": {

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"label": "Navi Mumbai Municipal Corporation."

},

"number": {

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"id": "210604",
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"createdAt": "Tue Feb 13 2024 15:35:43 GMT+0530 (India Standard Time)"
}
],
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  "label": "Retail"
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"caseNumber": "006881",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 09 2024 17:30:24 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Archana Bhavesh Thakkar & Mr. Bhavesh Bhavanji Thakkar",
    "phone": "9833035828",
    "ownershipShare": "",
    "email": "",
    "id": "308105"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
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      "value": "Carpet"
    }
  },
  "providedBy": {
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  },
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Thakkar",
  "providedByContactNo": "9833035828"
}
],
"composition": [
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  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "261027",
  "name": "Living Room",
  "length": "16.00",
  "length1": "16",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "160.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "160.00"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "14.00",
  "length1": "14",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "56.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "56.00"
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},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "100.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.00"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Balcony",
  "length": "23.00",
  "length1": "23",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "23.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "name": "Passage",
  "length": "3.00",
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    "value": "Square_Feet"
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  "name": "WC",
  "length": "",
  "length1": "2",
  "length2": "0",
  "width": "",
  "width1": "7",
  "width2": "0",
  "totalArea": "14.00",
  "images": [],
  "finalArea": "14.00",
  "extraAreas": []
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
}
],
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"otherComposition": [],
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"documentPerArea": [
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Saleable",
    "squareMeterArea": "57.69",
    "totalAreaDocument": "621",
    "docBultupPercentage": "",
    "docFinalBultUp": "0.00",
    "docFinalBultUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "167806"
  }
],
"images": [],
"indicatorArr": [
  {
    "printlnReport": true,
    "_id": "65cb3690d93fe4510d4dc001",
    "property": "Flat",
    "area": "420",
    "bultUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "source": "magic_bricks",
    "expectedPrice": "9000000",
    "expectedRate": "21428.57",
    "bultUpExpectedRate": "17857.14",
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    "id": "286199"
  },
  {
    "printlnReport": true,
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"_id": "65cb3690d93fe4510d4dc002",
"property": "Flat",
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"rateType": "price_Indicator",
"areaType": "Built_Up",
"source": "https://www.99acres.com/",
"expectedPrice": "8500000",
"expectedRate": "14285.71",
"builtUpExpectedRate": "8500000",
"image": "cases/65c613d8d93fe4510d489774/
indicator_1707815950732_Image.png",
"squareMeter": "55.28",
"id": "539770"
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  "property": "Flat",
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "8500000",
  "expectedRate": "22193.21",
  "builtUpExpectedRate": "18494.34",
  "image": "cases/65c613d8d93fe4510d489774/
indicator_1707816111785_Image.png",
  "squareMeter": "35.58",
  "id": "932866"
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{
  "printlnReport": true,
  "_id": "65cb3690d93fe4510d4dc004",
  "property": "Flat",
  "area": "388",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
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  "expectedPrice": "8200000",
  "expectedRate": "21134.02",
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    "builtUpExpectedRate": "17611.68",
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    "id": "539233"
  },
  {
    "printlnReport": true,
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    "area": "442",
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    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Built_Up",
    "source": "https://www.99acres.com/",
    "expectedPrice": "8200000",
    "expectedRate": "1852.04",
    "builtUpExpectedRate": "8200000",
    "image": "cases/65c613d8d93fe4510d489774/
indicator_1707816187861_Image.png",
    "squareMeter": "41.06",
    "id": "514982"
  },
  {
    "printlnReport": true,
    "_id": "65cb3690d93fe4510d4dc006",
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    "area": "415",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "source": "https://www.99acres.com/",
    "expectedPrice": "9500000",
    "expectedRate": "22891.57",
    "builtUpExpectedRate": "19076.31",
    "image": "cases/65c613d8d93fe4510d489774/
indicator_1707816377430_Image.png",
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  }
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"externalImages": [
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    "type": "EXTERNAL_IMAGES",
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  "path": "cases/65c613d8d93fe4510d489774/
externalimg_1707749866997_image.jpeg",
  "orientation": "portrait"
},
{
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},
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  "orientation": "portrait"
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  "status": false,
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    "orientation": "portrait"
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    "path": "cases/65c613d8d93fe4510d489774/
externallmg_1707749877422_image.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1707749878077_image.jpeg",
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externallmg_1707749878077_image.jpeg",
    "orientation": "portrait"
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  {
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    "_id": "65ca3203d93fe4510d4c8ea0",
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    "path": "cases/65c613d8d93fe4510d489774/
externallmg_1707749881722_image.jpeg",
    "orientation": "portrait"
  },
  {
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  },
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    "path": "cases/65c613d8d93fe4510d489774/
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    "orientation": "portrait"
  },
  {
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    "orientation": "portrait"
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externallmg_1707749886447_image.jpeg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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    "name": "externallmg_1707749886942_image.jpeg",
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externallmg_1707749886942_image.jpeg",
    "orientation": "landscape"
  },
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    "status": false,
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externallmg_1707749887647_image.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
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    "filename": "1707816608602_Calculation_2_thakkar.xlsx",
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    "filename": "1707816608643_igr2.pdf",
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
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"createdAt": "2024-02-09T12:00:24.093Z",
"updatedAt": "2024-02-13T12:07:29.534Z",
"__v": 0,
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Mrs. Archana Bhavesh Thakkar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "9833035828",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Balcony + Passage +
WC + Bathroom",
"carpetTotal": "398",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"siteVisitDate": "2024-02-12",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "actual site measurement",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 398.00",
"flatRate": "22000",
"landOtherRate": "19500",
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  "roadFacing": false,
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"builtupPercentage": "20",
"finalBuiltupArea": "477.60",
"finalCarpetArea": "398.00",
"finalSalableArea": "525.36",
"salablePercentage": "10",
"toBeAdded": "",
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"siteMeasurementRemark": "Carpet area in Sq. Ft. = 375.00\nBalcony area in Sq. Ft. =
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"value": "Free_Hold"
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"leaseDetails": {
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"leaseRent": "",
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Time)",
"finalSaleablePercentage": "10"
}

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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
<b>Composition :</b>			
Living Room	16'00"	10'00"	160.00
Kitchen	14'00"	4'00"	56.00
Bedroom	10'00"	10'00"	100.00
Balcony	23'00"	1'00"	23.00
Passage	3'00"	9'00"	27.00
WC	2'0"	7'0"	14.00
Bathroom	3'00"	6'00"	18.00
<b>Other Composition :</b>			