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{
  "typeOfReport": {
    "label": "Single Flat",
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "651bcdd92c6c0778ddf28f5a",
    "firstName": "Tanaji ",
    "lastName": "Khapre",
    "mobileNo": "",
    "workMobileNo": "9167940788",
    "email": "bmthan3253@centralbank.co.in"
  },
  "fees": {
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    "discussWithPerson": "Tanaji ",
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    "quotedAmount": ""
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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"client": {
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  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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  "name": "Mira Road Branch",
  "branchCode": "",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "bmthan3253@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Sai Riddhi Complex, 1st Floor, Opp New Post Office, Mira Road Railway
Station, Thane"
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  "label": "Land & Building / Immovable Property"
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  "label": "Residential",
  "value": "Residential"
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"zone": {
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    "type": "EMPLOYEE",
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
"firstName": "Amit",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": ""
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "62691c48afd7d55eddecfda3",
"role": "ADMIN",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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"rateVerifier": {
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"email": "shyam@vastukala.org",
"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
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"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"_id": "60af80072ffdf65bcd658651",
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"value": "FIIV",
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"_id": "60af80072ffdf65bcd658652",
"number": "CAT-I-F-1763"
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{
"title": {
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "Maharashtra",
    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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  "label": true
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  "value": "Mira Road",
  "label": false
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  "label": true
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"label": false
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  "key": "street1",
  "value": "Station Road",
  "label": false
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "key": "wing",
  "value": "B2",
  "label": true
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  "value": "137/1",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "105",
  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified tiles flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Aluminium Sliding Window "
  },
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"Concealed_plumbing_with_C.P._fittings._Casting_Capping_Electrical_wiring",
    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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  "populationGroupList": {

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"value": "Rural",
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"townplanApprovedByList": {
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  "label": "Mira Bhayander Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Rajashree Complex",
  "south": "Internal Road",
  "east": "Fish Market"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "west": "Details not available"
  },
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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": "",
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
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"compositeRate": {
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Built-up area mentioned in the agreement is 355.00 Sq. Ft. The loading on carpet to
built-up is 26%, hence, we have adjusted the rate accordingly.",
  "depreciationPercentage": "49.50000000000001",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "7862.5",
  "depreciatedBuildingRate": "1262.4999999999998"
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "84900",
  "landRate": "37100",
  "igrImage": "cases/65cb0351d93fe4510d4d0055/igr_1707907676261_Image.png",
  "squareMeterGuideLineRate": "80655.00",
  "squareFeetGuideLineRate": "7493.00"
},
"igrFinalRate": {
  "floorRatePercentage": "95",
  "depreciationPercentage": "67",
  "rate": "6158.00",
  "squareFeetGuideLineRate": "6158.00",
  "squareMeterGuideLineRate": "66282.00"
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"outgoingDetail": {
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    "label": "Middle Class"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A.",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "N.A.",
  "floorSpaceIndex": "As per MBMC norms",
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  "negativeFactorsOfAffectMarketValue": "N.A."
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  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "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": "1991",
    "fullDate": "1/1/1991"
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  "planningArea": {
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    "label": "Residential"
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},
"typeOfStructure": {
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"qualityOfConstruction": {
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  "label": "Normal"
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"materialUsedList": {
  "value": "Good",
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"structuralSafety": {
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"protAgainstNatDis": {
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  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
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  "label": "Yes"
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"appearanceOfTheBuilding": {
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "Building_Completion_Certificate",
"label": "Building Completion Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "27",
"ageOfBuilding": "33",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "1",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "355.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement For Sale"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"

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    "routeMapImg": "cases/65cb0351d93fe4510d4d0055/
routeMap_1707908833426_Image.png",
    "routeLat": "19.278962",
    "routeLng": "72.857263",
    "stationName": "Mira Road",
    "routeDistance": "180 M."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "lfh0z",
      "name": "lfh0z",
      "image": "cases/65cb0351d93fe4510d4d0055/
routeMap_1707908784615_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "2791365.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "2791365.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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"label": "External Brick Work",
"floorsCompleted": "",
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"isHideFloor": false,
"status": false
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"internalPlastering": {
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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"status": false
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"label": "Window",
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"floorsCompleted": "",
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"status": false
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"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "status": false
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"workCompleted": {
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    "status": true
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  "selectedBuildUpValue": "355.00",
  "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/65cb0351d93fe4510d4d0055/
externallmg_1707850690681_1707850684078_image_15.jpeg",
      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "landscape"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/65cb0351d93fe4510d4d0055/
externallmg_1707850675367_1707850684078_image_4.jpeg",
    "orientation": "portrait"
  }
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},
"indicatorRange": {
  "carpetRateRange": {
    "min": "10500",
    "max": "11273"
  },
  "builtUpRateRange": {
    "min": "8750",
    "max": "9656"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"kitchenArrangements": {
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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"title": "Electricity deposits / electrical fittings, etc",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"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,
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}
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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
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"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "355.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"invoices": [],
"paymentId": [],
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"ownerName": "Mr. Prince Vasant Gupta & Geeta Devi",
"ownerPhoneNo": "9967235207",
"appAddress": "FLAT NO 105 BLDG NO B2 RAJESHREE SHOPPING CENTRE CHS
LTD STATION ROAD MIRA ROAD EAST THANE 401107",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "24/01/2024",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mrs. Geetadevi Madanlal Dave",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      }
    }
  }
]
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    },
    "Purchaser": "Mr. Prince Vasant Gupta & Geeta Devi",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "1476/2024"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "865140",
  "path": "cases/65cb0351d93fe4510d4d0055/
document_1707803383017_1707803526340_Prince_Gupta.pdf",
  "fileName": "document_1707803383017_1707803526340_Prince_Gupta.pdf"
},
{
  "documentType": {
    "value": "60ae1267aa6d152c1801b380",
    "label": "Building Completion Certificate"
  },
  "inputs": {
    "documentDate": "29/06/1991",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "27/91-92"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1707908456414_BCC.pdf",
  "path": "cases/65cb0351d93fe4510d4d0055/document_1707908456414_BCC.pdf",
  "id": "148453",
  "uploadedBy": "60eeaeddf3dd69653a581316",
  "createdAt": "Wed Feb 14 2024 16:30:56 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "006930",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "234370",
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Tue Feb 13 2024 11:21:13 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Prince Vasant Gupta & Geeta Devi",
"phone": "9967235207",
"ownershipShare": "",
"email": "",
"id": "565201"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "707353",
"name": "Living Room",
"length": "9.17",
"length1": "9",
"length2": "2",
"width": "17.75",
"width1": "17",
"width2": "9",
"totalArea": "162.71",
"images": [],
"extraAreas": [],
"finalArea": "162.71"
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "2",
"name": "Kitchen",
"length": "",
"length1": "8",
"length2": "0",
"width": "",
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"width1": "9",
"width2": "0",
"totalArea": "72.00",
"images": [],
"finalArea": "72.00",
"extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bathroom",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "16.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.33"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "WC",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "16.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.56"
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{
  "measurementType": {
    "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "3.08",
  "length1": "3",
  "length2": "1",
  "width": "4.58",
  "width1": "4",
  "width2": "7",
  "totalArea": "14.13",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.13"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "32.98",
    "totalAreaDocument": "355",
    "docBultupPercentage": "",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "791890"
  }
],
"images": [],
"indicatorArr": [
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    "property": "Residential",
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"area": "435",
"builtUpPercentage": "0",
"saleablePercentage": "0",
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"areaType": "Built_Up",
"source": "Index_no.2",
"expectedPrice": "4200000",
"expectedRate": "9655.17",
"builtUpExpectedRate": "4200000",
"image": "cases/65cb0351d93fe4510d4d0055/
indicator_1707907408941_Image.jpeg",
"squareMeter": "40.41",
"id": "511266"
},
{
  "printlnReport": true,
  "_id": "65cc9aa6d93fe4510d4f9b33",
  "property": "Residential Flat",
  "area": "400",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "4200000",
  "expectedRate": "10500.00",
  "builtUpExpectedRate": "8750.00",
  "image": "cases/65cb0351d93fe4510d4d0055/
indicator_1707907486629_Image.jpeg",
  "squareMeter": "37.16",
  "id": "643768"
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  "area": "275",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "3100000",
  "expectedRate": "11272.73",
  "builtUpExpectedRate": "9393.94",
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    "squareMeter": "25.55",
    "id": "335383"
  }
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"externalImages": [
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    "name": "externalImg_1707850549030_1707850690894_image_0.jpeg",
    "path": "cases/65cb0351d93fe4510d4d0055/
externalImg_1707850549030_1707850690894_image_0.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
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externalImg_1707850669006_1707850684078_image_0.jpeg",
    "orientation": "landscape"
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externalImg_1707850670136_1707850684078_image_1.jpeg",
    "orientation": "landscape"
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  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
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    "path": "cases/65cb0351d93fe4510d4d0055/
externalImg_1707850671519_1707850684078_image_2.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
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    "path": "cases/65cb0351d93fe4510d4d0055/
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    "orientation": "portrait"
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    "type": "MEASUREMENT_IMAGE",
    "status": false,
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    "name": "externallmg_1707850675367_1707850684078_image_4.jpeg",
    "path": "cases/65cb0351d93fe4510d4d0055/
externallmg_1707850675367_1707850684078_image_4.jpeg",
    "orientation": "portrait"
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    "path": "cases/65cb0351d93fe4510d4d0055/
externallmg_1707850676642_1707850684078_image_5.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
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    "name": "externallmg_1707850679112_1707850684078_image_6.jpeg",
    "path": "cases/65cb0351d93fe4510d4d0055/
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    "orientation": "portrait"
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  {
    "type": "MEASUREMENT_IMAGE",
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    "path": "cases/65cb0351d93fe4510d4d0055/
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    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "65cbbbd1d93fe4510d4e5472",
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    "path": "cases/65cb0351d93fe4510d4d0055/
externallmg_1707850681250_1707850684078_image_8.jpeg",
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"orientation": "portrait"
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "path": "cases/65cb0351d93fe4510d4d0055/
externallmg_1707850685929_1707850684078_image_11.jpeg",
  "orientation": "portrait"
},
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  "path": "cases/65cb0351d93fe4510d4d0055/
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  "orientation": "portrait"
},
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  "path": "cases/65cb0351d93fe4510d4d0055/
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  "orientation": "portrait"
}
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      "orientation": "landscape"
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      "orientation": "portrait"
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    {
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Taluka - Thane, District - Thane, Mira Road, 401107, State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Living Room	9'2"	17'9"	162.71
Kitchen	8'0"	9'0"	72.00
Bathroom	4'8"	3'6"	16.33
WC	3'9"	4'5"	16.56
Passage	3'1"	4'7"	14.13
Other Composition :			