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{
  "typeOfReport": {
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    "RVDSValues": true,
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    },
    "type": "CREDITOFFICER",
    "_id": "64c770f8a5c3051014f4d3cb",
    "firstName": "Monika Rathi\t",
    "lastName": "Rathi\t",
    "mobileNo": "",
    "workMobileNo": "8805477422",
    "email": "monika.bhaiya@bankofindia.co.in"
  },
  "fees": {
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    "expectedFees": null,
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"organization": {
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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": {
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  "type": "BANK",
  "name": "Bank of India",
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  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "Mumbai Large Corporate Branch",
  "email": "Mumbai.Lcbb@bankofindia.co.in",
  "mobileNo": "02261870426",
  "alternateMobileNo": "02222684475",
  "address": "Bank Of India Building,4th Floor 70-80, M.G.Road, Fort",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"zone": {
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  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
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  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
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  "workWithDocumentMaker": ""
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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      "remark": "MANUAL_IN_TASK"
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  "value": "A",
  "label": true
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  "label": true
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  "label": false
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"suburb": {
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  "value": "Borivali (East), Mumbai",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Ceramic Tile Flooring"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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}
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"label": "Middle Class"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Kulupwadi Road",
  "south": "Wing - B",
  "east": "Raheja New Club House"
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"asPerDocumentAgreement": {
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  "west": "The remaining portion of the land bearing C.T.S. No. 520/A",
  "south": "The remaining portion of the land bearing C.T.S. No. 520/A",
  "east": "The remaining portion of the land bearing C.T.S. No. 520/A"
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"unitBoundaries": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
  },
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  "title": "Boundaries of The Flat"
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "24160",
  "depreciatedBuildingRate": "1960"
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"igrRate": {
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  "rate": "180300",
  "landRate": "84270",
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  "squareMeterGuideLineRate": "189315.00",
  "squareFeetGuideLineRate": "17588.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "80",
  "rate": "15636.00",
  "squareMeterGuideLineRate": "168306.00",
  "squareFeetGuideLineRate": "15636.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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"floorSpaceIndex": "As per MCGM norms",
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"maintenanceOfFlat": "Good"
},
"marketability": {
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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"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Stilt Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
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    "fullDate": "1/1/2004"
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  "planningArea": {
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"label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
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  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Good"
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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": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "40",
"ageOfBuilding": "20",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "20",
"flatFloorNo": "5",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "705.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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    "routeStation": {
      "value": "Railway_Station",
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    "label": "Railway Station"
  },
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  "routeLat": "19.226747",
  "routeLng": "72.866395",
  "stationName": "Borivali",
  "routeDistance": "1.6 Km."
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  "type": "Point"
},
"showLocation": {
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  "finallatlng": true
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"locationMapImg": [
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    "id": "vxbn5y",
    "name": "vxbn5y",
    "image": "cases/65cc6065d93fe4510d4ed901/
routeMap_1708970382008_Image.png"
  }
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},
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  "wardrobesQty": "0",
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  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "14206080.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "14206080.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
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    "isHideFloor": false,
    "status": false
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  }
},
```

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  "label": "Internal Brick Work",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
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  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
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  "isHideFloor": false,
  "status": false
},
"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
},
"window": {
  "label": "Window",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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"isHideFloor": false,
"status": false
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"internalPainting": {
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "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": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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    "label": "Work Completed (%)",
    "floorsCompleted": "",
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    "status": true
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"guidelineDetails": {
  "finalGuidelineValue": "11032762.00",
  "selectedBuildUpValue": "705.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
    }
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "path": "cases/65cc6065d93fe4510d4ed901/
externallmg_1708053572915_IMG_20240215_125720.jpg",
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    "orientation": "portrait"
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    "path": "cases/65cc6065d93fe4510d4ed901/
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    "orientation": "landscape"
  }
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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externallmg_1708053572871_IMG_20240215_125057.jpg",
    "orientation": "portrait"
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    "name": "Living Room",
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externallmg_1708053572876_IMG_20240215_125101.jpg",
    "orientation": "portrait"
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"indicatorRange": {
  "carpetRateRange": {
    "min": "25000",
    "max": "28148"
  },
  "builtUpRateRange": {
    "min": "20834",
    "max": "23457"
  }
}
},
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "interiorDecorations": {
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    "ratePerUnit": "0.00",
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"status": true,
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  "quantity": "0.00",
  "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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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
}
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"taskStatus": {
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"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"
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"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "588.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
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"ownerName": "Glass Wall Systems",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 502,5Floor,Raheja Greens,Kulupwadi Kanheri Borivali East ",
"remark": "Contact Person Mr Subhash 9833408872",
"documents": [
  {
    "documentType": {
      "value": "60ae1261aa6d152c1801b365",
      "label": "Articles Of Agreement"
    },
    "inputs": {
      "documentDate": "21/04/2004",
      "from": {
        "value": "The_Builders",
        "label": "The Builders"
      }
    },
    "The_Builders": "Tropicana Properties Limited",
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"to": {
  "value": "purchaser",
  "label": "purchaser"
},
"purchaser": "Glass Wall Systems"
},
"isHardCopy": false,
"displayStatus": true,
"id": "516637",
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36862_Glass_Wall_SystemsFlat_502_BOI_LCB.pdf",
"fileName": "document_1707892790189_1707892936862_Glass_Wall_SystemsFlat
_502_BOI_LCB.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "20/01/1995",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CHE / 9798 / BP (WS) / AP / AR"
  },
  "isHardCopy": false,
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  "id": "725571",
  "path": "cases/65cc6065d93fe4510d4ed901/
document_1707892825467_1707892972012_Title_Report592.pdf",
  "fileName": "document_1707892825467_1707892972012_Title_Report592.pdf"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "documentDate": "25/12/2009",
    "to": {
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    "label": "purchaser"
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    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "122"
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document_1708053586435_glass_wall_systems.pdf",
"fileName": "document_1708053586435_glass_wall_systems.pdf"
}
],
"caseNumber": "006959",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "467029",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Feb 14 2024 12:10:37 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Glass Wall Systems",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "113508"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },
  "id": "444006",
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"name": "Living Room",
"length": "22.17",
"length1": "22",
"length2": "2",
"width": "10.83",
"width1": "10",
"width2": "10",
"totalArea": "240.14",
"images": [],
"extraAreas": [],
"finalArea": "240.14"
},
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "7.67",
  "length1": "7",
  "length2": "8",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "30.03",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.03"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "13.83",
  "length1": "13",
  "length2": "10",
  "width": "7.00",
  "width1": "7",
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  "totalArea": "96.83",
  "images": [],
  "finalArea": "96.83",
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"extraAreas": []
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "5.75",
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  "length2": "9",
  "width": "3.83",
  "width1": "3",
  "width2": "10",
  "totalArea": "22.04",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.04"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "10.25",
  "length1": "10",
  "length2": "3",
  "width": "15.00",
  "width1": "15",
  "width2": "00",
  "totalArea": "153.75",
  "images": [],
  "finalArea": "153.75",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "9.25",
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"length1": "9",
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"width1": "4",
"width2": "10",
"totalArea": "44.71",
"images": [],
"extraAreas": [],
"finalArea": "44.71"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae1261aa6d152c1801b365",
    "label": "Articles Of Agreement"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "507156",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "588",
  "squareMeterArea": "54.63",
  "docFinalBuiltUp": "705.6",
  "docFinalBuiltUpSquareMeter": "65.55600000000001",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
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  "property": "Bhoomi Green, Raheja Estate, Borivali (East), Mumbai",
  "area": "414.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
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"source": "https://maharera.mahaonline.gov.in",
"expectedPrice": "10500000.00",
"expectedRate": "25362.32",
"builtUpExpectedRate": "21135.27",
"image": "cases/65cc6065d93fe4510d4ed901/
indicator_1707896473717_Image.png",
"squareMeter": "38.46",
"id": "828238"
},
{
"printlnReport": true,
"_id": "65cc730cd93fe4510d4f1479",
"property": "2 BHK Flat In Raheja Estate For Sale In Borivali East",
"area": "700",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"source": "Nobroker.com",
"expectedPrice": "17900000.00",
"expectedRate": "25571.43",
"builtUpExpectedRate": "21309.52",
"image": "cases/65cc6065d93fe4510d4ed901/
indicator_1707896691177_Image.png",
"squareMeter": "65.03",
"id": "172168"
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{
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"area": "675.00",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"source": "Nobroker.com",
"expectedPrice": "19000000.00",
"expectedRate": "28148.15",
"builtUpExpectedRate": "23456.79",
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indicator_1707896770182_Image.png",
"squareMeter": "62.71",
"id": "887002"
},
{
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"printlnReport": true,
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  "area": "708.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Housing.Com",
  "expectedPrice": "18600000.00",
  "expectedRate": "26271.19",
  "builtUpExpectedRate": "21892.66",
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  "squareMeter": "65.78",
  "id": "419115"
},
{
  "printlnReport": true,
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  "property": "1 BHK Flat In Apartment For Sale In Borivali",
  "area": "460.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "11500000.00",
  "expectedRate": "25000.00",
  "builtUpExpectedRate": "20833.33",
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  "id": "251248"
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    "path": "cases/65cc6065d93fe4510d4ed901/
externalImg_1708053572829_IMG_20240215_125026.jpg",
    "orientation": "portrait"
  },

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  "status": false,
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  "path": "cases/65cc6065d93fe4510d4ed901/
externallmg_1708053572837_IMG_20240215_125035.jpg",
  "orientation": "portrait"
},
{
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  "status": false,
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  "name": "externallmg_1708053572850_IMG_20240215_125039.jpg",
  "path": "cases/65cc6065d93fe4510d4ed901/
externallmg_1708053572850_IMG_20240215_125039.jpg",
  "orientation": "portrait"
},
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  "status": false,
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  "name": "externallmg_1708053572856_IMG_20240215_125048.jpg",
  "path": "cases/65cc6065d93fe4510d4ed901/
externallmg_1708053572856_IMG_20240215_125048.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
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Green Co-op. Hsg. Soc. Ltd., Raheja Estate, Kulupwadi Road, Village - Kanheri,
Borivali (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN
Code - 400 066, State - Maharashtra, India",
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"email": "",
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  "mall": false
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    "value": "Free_Hold"
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"carpetTotal": "588.6600000000001",
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"finalCarpetArea": "587.50",
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"siteVisitDate": "2024-02-15"
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Name	Length	Width	Total
Composition :			
Living Room	22'2"	10'10"	240.14
Passage	7'8"	3'11"	30.03
Kitchen	13'10"	7'00"	96.83
Passage	5'9"	3'10"	22.04
Bedroom	10'3"	15'00"	153.75
Toilet	9'3"	4'10"	44.71
Other Composition :			