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{
  "typeOfReport": {
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    "firstName": "Nagendra",
    "lastName": "Prasad",
    "mobileNo": "",
    "workMobileNo": "9973302393",
    "email": "cmmumn0615@centralbank.co.in"
  },
  "fees": {
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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": "Central Bank of India",
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  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000026",
  "type": "BRANCH",
  "name": "Khodadad Circle Dadar (East) Branch",
  "email": "cmmumn0615@centralbank.co.in",
  "mobileNo": "022 2412 3500",
  "alternateMobileNo": "",
  "address": "T. T. Circle, Jame Jamshed Charity Building, Khodadad Circle, Tilak
Road, Dadar, Mumbai - 400 014, State - Maharashtra, Country - India.",
  "ledgerName": "Central Bank of India - Khodadad Circle",
  "fax": "",
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  "lastName": "Patkar",
  "mobileNo": "7045746060",
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  "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",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      "title": {
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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  "value": "BANK"
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    "key": "village",
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  "value": "",
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
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  "label": true
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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  "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Internal Road ",
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    "south": "Details not available ",
    "west": "Details not available "
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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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"extraDetailOfProperty": "",
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"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": ""
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"compositeRate": {
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  "buildingServicesDepreciatedRate": "225",
  "depreciatedCostOfConstruction": "25975.00",
  "depreciatedBuildingRate": "2775"
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"igrRate": {
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  "rate": "134160",
  "landRate": "58650",
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  "squareMeterGuideLineRate": "147576.00",
  "squareFeetGuideLineRate": "13710.00"
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"igrFinalRate": {
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"floorRatePercentage": "10",
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "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 SRA 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": {
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    "label": "6\" Thk. Brick Masonery"
  }
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"waterTank": {
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"pavementLaid": {
  "value": "Yes",
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"carParking": "Along with one car parking space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2019",
  "fullDate": "1/1/2019"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
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"label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "20",
"flatFloorNo": "13",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "773.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
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      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65e30a4df9222577acb750ae/
routeMap_1709624500996_Image.png",
    "routeLat": "19.181778",
    "routeLng": "72.845028",
    "stationName": "Malad ",
    "routeDistance": "950 Mt. "
  },
  "finalLatLng": {
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    "type": "Point"
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    "finallatLng": true
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}
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  }
],
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
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"outward": {
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"rateVerify": {
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    "isHideFloor": false,
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "status": false
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    "status": false
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    "status": false
  },
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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}
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "percentage": "0.00",
  "isHideFloor": false,
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"externalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "773.30",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "path": "cases/65e30a4df9222577acb750ae/
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```

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    "orientation": "portrait"
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"societyNameBoardImage": [],
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/65e30a4df9222577acb750ae/
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/65e30a4df9222577acb750ae/
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/65e30a4df9222577acb750ae/
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    "name": "Living Room",
    "path": "cases/65e30a4df9222577acb750ae/
externallmg_1709610994351_IMG_20240304_135716.jpg",
    "orientation": "portrait"
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  {
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    "_id": "65e697f2f9222577acb9868f",
    "name": "Living Room",
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    "name": "Living Room",
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "65e697f2f9222577acb9868a",
    "name": "Living Room",
    "path": "cases/65e30a4df9222577acb750ae/
externallmg_1709610994451_IMG_20240304_140053.jpg",
    "orientation": "portrait"
  }
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},
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  "carpetRateRange": {
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    "max": "27027"
  },
  "builtUpRateRange": {
    "min": "19764",
    "max": "24571"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"kitchenArrangements": {
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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
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
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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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"createCase": "false",
"type": "CASE",
"leadType": {
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"label": "Lead",
"value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "703.00",
"empanelmentNo": [
  "SMRO /CREDIT/2017-18/1311"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "65e30a4df9222577acb750ae",
"ownerName": "Mr. Sachin Laltaprasad Singh & Mrs. Sarita Sachin Singh ",
"ownerPhoneNo": "9920302329",
"appAddress": "FLAT no 1303, 13th floor, Aditya plaza, Dadiseth road, Malad West, ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "23/02/2024",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Pravinchand I Hirani & Mrs. Vimla Pravinchand Hirani ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Sachin Laltaprasad Singh & Mrs. Sarita Sachin Singh ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "9076 / 2020"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "483187",
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"path": "cases/65e30a4df9222577acb750ae/
document_1709378114827_1709378276943_CBI_khodadad__Sachin_Singh.pdf",
"fileName":
"document_1709378114827_1709378276943_CBI_khodadad__Sachin_Singh.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "15/11/2019",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SRA / ENG / 3159 / PN / PL / AP"
},
"isHardCopy": false,
"displayStatus": false,
"id": "697987",
"path": "cases/65e30a4df9222577acb750ae/document_1709619249990_OC.pdf",
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  "documentType": {
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "19/12/2019",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
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      "label": "No"
    }
  },
  "No": "SRA / ENG / 3159 / PN / PL / AP"
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Mar 05 2024 11:47:20 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "04/08/2017",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800002793"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1709619533515_P51800002793.pdf",
"path": "cases/65e30a4df9222577acb750ae/
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"id": "741294",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Mar 05 2024 11:48:53 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1253aa6d152c1801b324",
    "label": "Builder NOC Letter"
  },
  "inputs": {
    "documentDate": "22/02/2024",
    "remark": " in the name of Mr. Sachin Laltaprasad Singh & Mrs. Sarita Sachin
Singh"
  },
  "isHardCopy": false,
"displayStatus": false,
"fileName": "document_1709619703835_document_1709378114827_17093782769
43_CBI_khodadad__Sachin_Singh.pdf",
"path": "cases/65e30a4df9222577acb750ae/document_1709619703835_document
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"id": "840326",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Mar 05 2024 11:51:44 GMT+0530 (India Standard Time)"
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],
"caseNumber": "007400",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "549678",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Mar 02 2024 16:45:25 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sachin Laltaprasad Singh & Mrs. Sarita Sachin Singh ",
    "phone": "9920302329",
    "ownershipShare": "",
    "email": "",
    "id": "273906"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "121355",
    "name": "Living Room",
    "length": "16.17",
    "length1": "16",
    "length2": "2",
    "width": "9.92",
    "width1": "9",
    "width2": "11",
    "totalArea": "160.32",
    "images": [],
    "extraAreas": [],
    "finalArea": "160.32"
  },
  {
    "measurementType": {
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"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Passage",
"length": "3.00",
"length1": "3",
"length2": "00",
"width": "10.00",
"width1": "10",
"width2": "00",
"totalArea": "30.00",
"images": [],
"extraAreas": [
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "_id": "65e6bd0ef9222577acba1b59",
  "name": "Extra ",
  "extraAreaType": "Add",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "26.68"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "_id": "65e6be29f9222577acba2229",
  "name": "Extra ",
  "extraAreaType": "Add",
  "length": "6.75",
  "length1": "6",
  "length2": "9",
  "width": "2.08",
  "width1": "2",
  "width2": "1",
  "totalArea": "14.06"
}
}
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],
"finalArea": "70.74"
},
{
"measurementType": {
"value": "Square_Feet",
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},
"id": "2",
"name": "Toilet",
"length": "3.58",
"length1": "3",
"length2": "7",
"width": "6.75",
"width1": "6",
"width2": "9",
"totalArea": "24.19",
"images": [],
"extraAreas": [],
"finalArea": "24.19"
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "3",
"name": "Kitchen",
"length": "10.92",
"length1": "10",
"length2": "11",
"width": "7.50",
"width1": "7",
"width2": "6",
"totalArea": "81.87",
"images": [],
"extraAreas": [],
"finalArea": "81.87"
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "4",
"name": "Bedroom",
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"length": "9.67",
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"length2": "8",
"width": "9.67",
"width1": "9",
"width2": "8",
"totalArea": "93.44",
"images": [],
"extraAreas": [],
"finalArea": "93.44"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "13.67",
  "width1": "13",
  "width2": "8",
  "totalArea": "132.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "132.11"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "3.83",
  "length1": "3",
  "length2": "10",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "28.43",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.43"
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}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "8.17",
    "length1": "8",
    "length2": "2",
    "width": "3.17",
    "width1": "3",
    "width2": "2",
    "totalArea": "25.86",
    "images": [],
    "extraAreas": [
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        "measurementType": {
          "value": "Square_Feet",
          "label": "Square Feet"
        },
        "_id": "65e6bed0f9222577acba2662",
        "name": "Extra ",
        "extraAreaType": "Add",
        "length": "9.83",
        "length1": "9",
        "length2": "10",
        "width": "3.92",
        "width1": "3",
        "width2": "11",
        "totalArea": "38.51"
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    ]
  },
  "finalArea": "64.37",
  "percentageBeforeTotal": "64.37",
  "percentage": "100"
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}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "65.31",
    "totalAreaDocument": "703",
    "docBUILTUPPercentage": "10",
    "docFinalBUILTUP": "773.30",
    "docFinalBUILTUPSquareMeter": "71.84",
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Village - Malad (South), Taluka - Borivli , District - Mumbai Suburban , Malad (West),
PIN - 400 064, State - Maharashtra, Country - India",
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"toBeAdded": "",
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Name	Length	Width	Total
Composition :			
Living Room	16'2"	9'11"	160.32
Passage	3'00"	10'00"	30.00
Toilet	3'7"	6'9"	24.19
Kitchen	10'11"	7'6"	81.87
Bedroom	9'8"	9'8"	93.44
Bedroom	9'8"	13'8"	132.11
Toilet	3'10"	7'5"	28.43
Other Composition :			
Dry Balcony Area	8'2"	3'2"	25.86