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{
  "typeOfReport": {
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    "label": "Single Flat"
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  "reportInformation": {
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    "RVDSValues": true,
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  "leadFrom": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "65e6eedcf9222577acbafc2",
    "firstName": "Siddharth",
    "lastName": "Kshirsagar",
    "mobileNo": "",
    "workMobileNo": "9960405040",
    "email": "1thalbs@bankofboroda.com"
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  "fees": {
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    "propertyValue": ""
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"expectedFees": null,
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  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "initial": "BOB",
  "remark": "Temp",
  "status": true
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  "name": "Uthalsar Naka Branch",
  "branchCode": "",
  "mobileNo": "2225472533",
  "alternateMobileNo": "",
  "email": "thalbs@bankofboroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "L.B.S Marg, Pushpa Mangal Complex, Building No. 1, Uhalsar Naka,
Thane - 400 601"
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  "label": "Land & Building / Immovable Property"
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"zoneName": "Mumbai Zone"
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"staff": {
  "pickupPerson": {
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    "role": "FRONTDESK",
    "firstName": "Priyanka",
    "email": "thane@vastukala.org",
    "lastName": "Pawar",
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    "shortName": "PCP",
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  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Laxmi ",
    "email": "wadkarlaxmi1009@gmail.com",
    "lastName": "Salvi (Wadkar)      ",
    "mobileNo": "7057004925",
    "designation": "Site Engg",
    "shortName": "LS",
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  "rateVerifier": {
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    "role": "MAKER + RATE VERIFIER + CHEAKER",
    "firstName": "Shyam",
    "email": "shyam@vastukala.org",
    "lastName": "Kajvilkar",
    "mobileNo": "9765074720",
    "designation": "",
    "shortName": "SK",
    "workWithDocumentMaker": "",
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    "firstName": "Pratibha",
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"valuers": [
{
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{
"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
}
]
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"type": "EMPLOYEE",
"_id": "6084131a13f01f158c6ea1f3",
"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
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"title": {
"value": "Wealth_Tax",
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  "schedule": [],
  "visitedDate": [
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      "dateTime": "2024-03-05",
      "remark": "MANUAL_IN_TASK"
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  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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    "value": "Maharashtra",
    "label": true
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  "country": {
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "value": "Belavali",
    "label": true
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    "label": false
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    "label": true
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    "label": true
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  "value": "",
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  "key": "landmark",
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  "label": false
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  "key": "wing",
  "value": "B",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "key": "CTSNo",
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "304",
  "label": false
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "label": false
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
  "label": "Teak Wood Door frame with Solid flush door"
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  "label": "Powder coated Aluminum sliding windows"
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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"finishing": {
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  "label": "Cement Plastering with POP false Ceiling"
}
},
"general": {
  "ownership": {
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Kulgaon Badlapur Municipal Council"
  },
  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "west": "Wing - A, Vastu Swapnpurti Residency",
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    "east": "Wing-C / Sidh Swayambhu Shiv Mandir Road"
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "At present the property is vacant and in the possession of bank.",
  "depreciationPercentage": "21",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "4075",
  "depreciatedBuildingRate": "1975"
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "52700",
  "landRate": "10950",
  "igrImage": "cases/65e709f6f9222577acbb5625/igr_1709787318287_Image.png",
  "squareMeterGuideLineRate": "52700.00",
  "squareFeetGuideLineRate": "4896.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
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"depreciationPercentage": "86",
"rate": "4353.00",
"squareMeterGuideLineRate": "46855.00",
"squareFeetGuideLineRate": "4353.00"
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"outgoingDetail": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "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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    "label": "6\\ Thk. Brick Masonery"
  }
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"waterTank": {
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  "label": "Municipal Water Supply"
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"pavementLaid": {
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},
"carParking": "Stilt / Open Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2010",
  "fullDate": "1/1/2010"
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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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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"structuralSafety": {
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  "label": "Information not available"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"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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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "Part Ground + Part Stilt"
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"yearOfConstructionAsPer": {
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"value": "Approx.",
"label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "46",
"ageOfBuilding": "14",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "650.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
},
"routeMapImg": "cases/65e709f6f9222577acbb5625/
routeMap_1709793014690_Image.png",
"routeLat": "19.173181",
"routeLng": "73.228438",
"stationName": "Badlapur",
"routeDistance": "1.6 KM"
},
"finalLatLng": {
"coordinates": [
null,
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"type": "Point"
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"showLocation": {
"latLng": true,
"finallatLng": true
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"locationMapImg": [
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{
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  "name": "nm4q2",
  "image": "cases/65e709f6f9222577acbb5625/
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "2648750.00",
  "distressValuePercentage": "70",
  "realizableValuePercentage": "85",
  "bookValue": "0",
  "finalValue": "2648750.00"
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  "date": "Thu Mar 07 2024 13:24:51 GMT+0530 (India Standard Time)",
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"number": "2305378",
"dayCount": "2",
"monthCount": "126",
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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},
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},
"window": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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},
"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "status": false
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  "status": true
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},
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  "selectedBuildUpValue": "650.00",
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"reportImages": {
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    "orientation": "portrait"
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    "orientation": "portrait"
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  }
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  "path": "cases/65e709f6f9222577acbb5625/
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  "orientation": "portrait"
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  "path": "cases/65e709f6f9222577acbb5625/
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  "orientation": "portrait"
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  "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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"parkingImages": [],
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "max": "5420"
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  "builtUpRateRange": {
    "min": "4000",
    "max": "4928"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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,
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "SITE_INSPECTION": false,
  "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": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "650.00",
"empanelmentNo": [
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  "MZ/ADV/2023-24:833"
],
"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentIds": [],
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"ownerName": "Mr. Balasaheb Vijay Jagtap & Mrs. Seema Balasaheb Jagtap",
"ownerPhoneNo": "9960405040",
"fullAddress": "Residential Flat No. 304, 3rd Floor, Wing - B, Vastu Swapnapurti
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Residency , Near Siddharth Complex , Near New HP Petrol Pump, Katrap, Village - Belavali, Taluka - Ambernath, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India",

"remark": "",

"documents": [

{

"documentType": {

"value": "60af48bf2ffdf65bcd6585fa",

"label": "Agreement for sale"

},

"inputs": {

"documentDate": "31/12/2013",

"from": {

"value": "Seller",

"label": "Seller"

},

"Seller": "Mr. Sunil Sakharam Gurav & Mrs. Savita Sunil Gurav",

"to": {

"value": "purchaser",

"label": "purchaser"

},

"purchaser": "Mr. Balasaheb Vijay Jagtap & Mrs. Seema Balasaheb Jagtap",

"number": {

"value": "No",

"label": "No"

},

"No": "429/2014"

},

"isHardCopy": false,

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document\_1709640159548\_Bob\_uthalsar\_Balasaheb\_Jagtap\_1.pdf",

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},

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"label": "Commencement Certificate"

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"inputs": {

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"value": "Kulgaon\_Badlapur\_Municipal\_Council",

"label": "Kulgaon Badlapur Municipal Council"

},

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  "label": "No"
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"id": "703618",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Mar 07 2024 11:17:44 GMT+0530 (India Standard Time)"
}
],
"assignmentType": {
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  "label": "Retail"
},
"caseNumber": "007469",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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    "id": "294589",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 05 2024 17:33:02 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Balasaheb Vijay Jagtap & Mrs. Seema Balasaheb Jagtap",
    "phone": "9960405040",
    "ownershipShare": "",
    "email": "",
    "id": "105237"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    }
  }
]
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  "name": "Living Room",
  "length": "14.00",
  "length1": "14",
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  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "140.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "140.00"
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "110.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "110.00"
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{
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
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"images": [],
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  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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    "label": "Square Feet"
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  "name": "WC",
  "length": "2.00",
  "length1": "2",
  "length2": "0",
  "width": "7.00",
  "width1": "7",
  "width2": "0",
  "totalArea": "14.00",
  "images": [],
  "finalArea": "14.00",
  "extraAreas": []
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    "label": "Square Feet"
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "27.00"
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    "label": "Square Feet"
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  "length": "9.00",
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  "width2": "00",
  "totalArea": "54.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "54.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "7",
  "name": "Balcony",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "20.00",
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"finalArea": "20.00"
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    "label": "Square Feet"
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  "name": "Balcony",
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  "length2": "00",
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  "width2": "00",
  "totalArea": "20.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.00"
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "60.39",
    "totalAreaDocument": "650",
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    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
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  }
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"images": [],
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"indicatorArr": [  
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    "builtUpPercentage": "0",  
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    "areaType": "Built_Up",  
    "source": "Index_no.2",  
    "expectedPrice": "1700000",  
    "expectedRate": "4927.54",  
    "builtUpExpectedRate": "1700000",  
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    "id": "190270"  
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    "builtUpPercentage": "0",  
    "saleablePercentage": "0",  
    "rateType": "price_Indicator",  
    "areaType": "Built_Up",  
    "source": "Nobroker.com",  
    "expectedPrice": "2700000",  
    "expectedRate": "4218.75",  
    "builtUpExpectedRate": "2700000",  
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    "id": "180285"  
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"source": "Housing.Com",
"expectedPrice": "2681000",
"expectedRate": "4830.63",
"builtUpExpectedRate": "2681000",
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"id": "753935"
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"printlnReport": true,
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"areaType": "Built_Up",
"source": "Housing.Com",
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    "path": "cases/65e709f6f9222577acbb5625/
processingDocuments/1709787364556_Summary_NewBALASAHEB.xlsx",
    "size": "2860352",
    "createdAt": "Thu Mar 07 2024 10:26:04 GMT+0530 (India Standard Time)",
    "uploadedBy": "60eeaeddf3dd69653a581316"
  }
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"leadRemarks": [],
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    "createdBy": {
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      "role": "FRONTDESK",
      "firstName": "Rashmi",
      "lastName": "Jadhav",
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    },
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    "display": true,
    "status": true,
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    "note": "Revised (Task Reopen)",
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    "firstName": "Rashmi",
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  "status": true,
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  "note": "revised (Task Reopen)",
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  "createdAt": "2024-03-07T12:12:23.534Z"
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"createdAt": "2024-03-05T12:03:02.507Z",
"updatedAt": "2024-03-07T12:20:50.207Z",
"__v": 0,
"updatedBy": "60eeaeddf3dd69653a581316",
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"contactPersonName": "Mr. Siddharth Kshirsagar",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Bank Representative",
"siteVisitContactNo": "9960405040",
"buildingServicesRate": "2500",
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"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
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"flatRate": "4600",
"landOtherRate": "2100",
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  "typeOfShops": {
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  "roadFacing": false,
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC +
Passage + 3 Balcony",
"carpetTotal": "493",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "542.30",
"finalCarpetArea": "493.00",
"finalSalableArea": "596.53",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 610.00\nTerrace Area in Sq. Ft. =
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"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 399.00\nBalcony Area in Sq. Ft.
= 94.00\n\n",
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"siteVisitDate": "2024-03-05"
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Name	Length	Width	Total
Composition :			
Living Room	14'00"	10'00"	140.00
Bedroom	11'00"	10'00"	110.00

Kitchen	12'00"	7'00"	84.00
Bathroom	3'00"	8'00"	24.00
WC	2'0"	7'0"	14.00
Passage	3'00"	9'00"	27.00
Balcony	9'00"	6'00"	54.00
Balcony	5'00"	4'00"	20.00
Balcony	5'00"	4'00"	20.00
Other Composition :			