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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64cb46df0faf29427aca399a",
    "firstName": "Rajesh ",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9975642826",
    "email": "cord2.racpcandheri@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 1250,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "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"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RACPC Andheri (East)",
  "email": "cord2.racpcandheri@sbi.co.in",
  "mobileNo": "02228389765/69",
  "alternateMobileNo": "",
  "address": "1st Floor, UTI Building, Plot No. 12, MIDC, Road No. 9, Behind Tunga
Paradise Hotel, Andheri (East), Mumbai - 400 093, State - Maharashtra, Country -
India.",
  "ledgerName": "STATE BANK OF INDIA - RACPC ANDHERI",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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"staff": {
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  "firstName": "Hemant",
  "email": "hkadam113@gmail.com",
  "lastName": "Kadam",
  "mobileNo": "9819455052",
  "shortName": "Hemant",
  "workWithDocumentMaker": "60b7189d2ffdf65bcd65882b",
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  "firstName": "Ankit ",
  "email": "ankitparmar7771947@gmail.com",
  "lastName": "Parmar",
  "mobileNo": "9004698547",
  "designation": "Site Engg",
  "shortName": "Ankit",
  "workWithDocumentMaker": ""
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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  "workWithDocumentMaker": "",
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"type": "EMPLOYEE",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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        "number": "CAT-I-F-1763"
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            "label": "Chartered Engineer"
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        "number": "AM161706-3"
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    "fatherName": "Baburao"
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},
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  "value": "BANK"
},
"location": {
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"geo": {
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    19.12202226613624
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"siteVisit": {
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  ],
  "visitedDate": []
},
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      "key": "country",
      "value": "India",
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      "value": "Marol",
      "label": true
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  "label": true
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  "label": false  
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  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "label": false
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  "label": false
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  "value": "Andheri East",
  "label": false
}
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"flatSpecifications": {
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    "value": "rcc_Slab"
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    "value": "MarbleFlooring"
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"doors": {
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  "value": "Aluminium_Sliding_Windows_with_window_grills"
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"fittings": {
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  "value": "Concealed_plumbing_with_C.P._fittings._Concealed_Electrical_wiring"
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"finishing": {
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  "value": "Cement_Plastering+_POP_Finish"
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    "value": "Urban"
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    "value": "MCGM"
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  "asPerActualAgreement": {
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    "west": "Residential BLDG ",
    "south": "B wing ",
    "east": "Internal Road "
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  "asPerDocumentAgreement": {
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    "east": ""
  },
  "unitBoundaries": {
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      "north": "",
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"south": "",
"east": ""
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  "west": "",
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  "east": ""
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"compositeRate": {
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  "depreciatedCostOfConstruction": "16362.00",
  "depreciatedBuildingRate": "1162"
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"igrRate": {
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  "landRate": "76370",
  "igrImage": "cases/65e866f4f9222577acbd99e9/igr_1709809478495_Image.png",
  "squareMeterGuideLineRate": "158490.00",
  "squareFeetGuideLineRate": "14724.00"
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"igrFinalRate": {
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  "depreciationPercentage": "61",
  "rate": "11749.00",
  "squareFeetGuideLineRate": "11749.00",
  "squareMeterGuideLineRate": "126463.00"
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  "propertyTypeOfUseList": {
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    "value": "Residential_Purpose"
  }
}
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"propertyOccupiedByList": {
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  "value": "Seller_Occupied"
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  "partitions": {
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    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
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    "value": "Yes"
  },
  "carParking": {
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    "value": "Open_Parking"
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  "constructionWorkStatus": {
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    "label": "Completed"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1984",
    "fullDate": "1/1/1984"
  },
  "propertyTypeList": {
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    "value": "Residential"
  },
  "planningArea": {
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    "value": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
}
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"qualityOfConstruction": {
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"walls": {
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  "value": "1"
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"appearanceOfTheBuilding": {
  "label": "Good",
  "value": "Good"
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"maintenanceOfTheBuilding": {
  "label": "Good",
  "value": "Good"
},
"visibleDamageInBuilding": {
  "label": "Yes",
  "value": "1"
},
"groundStilt": {
  "label": "Ground",
  "value": "ground"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "20",
"ageOfBuilding": "40",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "3",
"flatFloorNo": "",
"noOfLifts": "",
"noOfLiftsInEachWings": "0",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "finalLatLng": {
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    "coordinates": []
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  "locationMapImg": []
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"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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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "isHideFloor": false,
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"internalPlastering": {
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "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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  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
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"percentage": "0.00",
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "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": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "12101470.00",
  "selectedBuildUpValue": "1030.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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"frontPageImages": [],
"selfieWithSiteVisitImages": [],
"externalPhotos": [],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "17600",
    "max": "20263"
  },
  "builtUpRateRange": {
    "min": "16000",
    "max": "18422"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
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"estimatedValue": "0.00",
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  "isEditable": true
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  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "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
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"others": {
  "title": "Others / Car Parking",
```

```
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "1030.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "REMAININGSITEVISIT",
"invoices": [],
"paymentIds": [],
"_id": "65e866f4f9222577acbd99e9",
"ownerName": "Venkataraman Muralidhar alias Muralidhar Venkataraman",
"ownerPhoneNo": "9967432434",
```

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"appAddress": "Arati lookhar alias flat no. D/ 7 3rd floor new Trsul Co- Op HSG
SOCIETY LTD Bhawani nagar Marol maroshi Road Andheri e 400059 ",
"remark": "tomorrow Arjent value Confirm & Visit ",
"documents": [
  {
    "documentType": {
      "label": "Maintenance Bill",
      "value": "60ae125eaa6d152c1801b353"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "path": "cases/65e866f4f9222577acbd99e9/
document_1709729446522_1709729613433_Maintenance_bill.pdf",
    "fileName": "document_1709729446522_1709729613433_Maintenance_bill.pdf",
    "id": "747735",
    "uploadedBy": "64535eb5ee347304f2a3005f",
    "createdAt": "Wed Mar 06 2024 18:22:04 GMT+0530 (India Standard Time)"
  },
  {
    "documentType": {
      "label": "Additional Area Letter",
      "value": "60ae128faa6d152c1801b436"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "path": "cases/65e866f4f9222577acbd99e9/
document_1709729488480_1709729642662_Registration_Certificate.pdf",
    "fileName":
"document_1709729488480_1709729642662_Registration_Certificate.pdf",
    "id": "299648",
    "uploadedBy": "64535eb5ee347304f2a3005f",
    "createdAt": "Wed Mar 06 2024 18:22:04 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "Affidavit Cum NOC",
      "value": "60ae1293aa6d152c1801b448"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "path": "cases/65e866f4f9222577acbd99e9/
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    "fileName": "document_1709729506308_1709729664127_noc_from_society.pdf",
    "id": "998689",
    "uploadedBy": "64535eb5ee347304f2a3005f",
    "createdAt": "Wed Mar 06 2024 18:22:04 GMT+0530 (India Standard Time)"
  }
]
```

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},
{
  "documentType": {
    "value": "60ae124eaa6d152c1801b30b",
    "label": "Other"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1709730624552_DOC20240306WA0002.pdf",
  "path": "cases/65e866f4f9222577acbd99e9/
document_1709730624552_DOC20240306WA0002.pdf",
  "id": "447436",
  "uploadedBy": "6006d4ce5080a310ac1fdcf2",
  "createdAt": "Wed Mar 06 2024 18:41:42 GMT+0530 (India Standard Time)"
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],
"caseNumber": "007525",
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"caseHistory": [
  {
    "id": "835293",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Mar 06 2024 18:22:04 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Venkataraman Muralidhar alias Muralidhar Venkataraman",
    "phone": "9967432434",
    "ownershipShare": "",
    "email": "",
    "id": "430926"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Other",
      "value": "Other"
    }
  }
],
```

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    "_id": "65eaad75f9222577acc02585",
    "area": "1030",
    "providedByName": "Murlidhar Venkatram - seller ",
    "providedByContactNo": "8825756895"
  }
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae124eaa6d152c1801b30b",
      "label": "Other"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "95.69",
    "totalAreaDocument": "1030",
    "docBuiltpPercentage": "",
    "docFinalBUILTUp": "0.00",
    "docFinalBUILTUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "935917"
  }
],
"images": [],
"indicatorArr": [
  {
    "printlnReport": true,
    "_id": "65e99f58f9222577acbef0f6",
    "property": "Blue Monarch, Bhawani Nagar, Marol",
    "area": "1090",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
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    "areaType": "Built_Up",
    "floor": "Middle",
    "source": "Nobroker.com",
    "expectedPrice": "19900000",
    "expectedRate": "18256.88",
```

```
    "builtUpExpectedRate": "19900000",
    "image": "cases/65e866f4f9222577acbd99e9/
indicator_1709809243393_Image.png",
    "squareMeter": "101.26",
    "id": "844367"
  },
  {
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    "_id": "65e99f58f9222577acbef0f7",
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    "saleablePercentage": "0",
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    "areaType": "Built_Up",
    "floor": "Middle",
    "source": "Nobroker.com",
    "expectedPrice": "16000000",
    "expectedRate": "16000.00",
    "builtUpExpectedRate": "16000000",
    "image": "cases/65e866f4f9222577acbd99e9/
indicator_1709809282544_Image.png",
    "squareMeter": "92.90",
    "id": "346590"
  },
  {
    "printlnReport": true,
    "_id": "65e99f58f9222577acbef0f8",
    "property": "New Trishul CHSL, Marol",
    "area": "761",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Built_Up",
    "floor": "3",
    "source": "Index_no.2",
    "expectedPrice": "13000000",
    "expectedRate": "17082.79",
    "builtUpExpectedRate": "13000000",
    "image": "cases/65e866f4f9222577acbd99e9/
indicator_1709809343266_Image.png",
    "squareMeter": "70.70",
    "id": "700060"
  },
  {
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  "_id": "65e99f58f9222577acbef0f9",
  "property": "Zenith CHSL., Bhawani Nagar, Marol",
  "area": "570",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "1st Floor",
  "source": "Index_no.2",
  "expectedPrice": "10500000",
  "expectedRate": "18421.05",
  "builtUpExpectedRate": "10500000",
  "image": "cases/65e866f4f9222577acbd99e9/
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  "squareMeter": "52.95",
  "id": "817427"
},
],
"externalImages": [],
"externalDocuments": [],
"processingDocuments": [
{
  "originalname": "Calculation.xlsx",
  "filename": "1709809533367_Calculation.xlsx",
  "path": "cases/65e866f4f9222577acbd99e9/
processingDocuments/1709809533367_Calculation.xlsx",
  "size": "2268283",
  "createdAt": "Thu Mar 07 2024 16:35:34 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f915d3f3dd69653a592199"
},
{
  "originalname": "igr_7300.pdf",
  "filename": "1709809534410_igr_7300.pdf",
  "path": "cases/65e866f4f9222577acbd99e9/
processingDocuments/1709809534410_igr_7300.pdf",
  "size": "157571",
  "createdAt": "Thu Mar 07 2024 16:35:34 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f915d3f3dd69653a592199"
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{
  "originalname": "igr_14212.pdf",
  "filename": "1709809534499_igr_14212.pdf",
  "path": "cases/65e866f4f9222577acbd99e9/
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  "size": "155430",
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    "uploadedBy": "60f915d3f3dd69653a592199"
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      "_id": "60f915d3f3dd69653a592199",
      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Shobha",
      "lastName": "Kuperkar",
      "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "65e99bf8f9222577acbee846",
    "note": "Rate verification done, pending for bank confirmation",
    "taskId": "65e86b8ff9222577acbda181",
    "createdAt": "2024-03-07T10:50:32.868Z"
  },
  {
    "createdBy": {
      "_id": "60f915d3f3dd69653a592199",
      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Shobha",
      "lastName": "Kuperkar",
      "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "65e99f92f9222577acbef10b",
    "note": "Value confirmed, visit pending",
    "taskId": "65e86b8ff9222577acbda181",
    "createdAt": "2024-03-07T11:05:54.103Z"
  }
],
"createdAt": "2024-03-06T12:52:04.164Z",
"updatedAt": "2024-03-08T06:35:16.795Z",
"__v": 0,
"assignmentType": {
  "value": "Commercial",

```

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"label": "Commercial"
},
"fullAddress": "Residential Flat No. D7, Basement Floor, New Trishul Co-operative
Housing Society Limited, Plot No. 4, Bhawani Nagar, Marol Maroshi Road Off andheri
Kurla road , Village - Marol, Andheri East, Mumbai",
"updatedBy": "65e30a46f9222577acb75093",
"addressForMap": "",
"caseReferredBy": "64535eb5ee347304f2a3005f",
"contactPersonName": "Venkataraman Muralidhar alias Muralidhar Venkataraman",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "9967432434",
"buildingServicesRate": "2800.00",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Other",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 1030.00",
"flatRate": "18000",
"landOtherRate": "15200",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "",
"carpetTotal": "0",
"otherCarpetTotal": "0"
}

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Name	Length	Width	Total
Composition :			
Other Composition :			