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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "651bcdd92c6c0778ddf28f5a",
    "firstName": "Tanaji ",
    "lastName": "Khapre",
    "mobileNo": "",
    "workMobileNo": "9167940788",
    "email": "bmthan3253@centralbank.co.in"
  },
  "fees": {
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    "propertyValue": "5000000",
    "discussWithPerson": "Tanaji ",
    "expectedFees": 2500,
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  "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": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "bmthan3253@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Sai Riddhi Complex, 1st Floor, Opp New Post Office, Mira Road Railway
Station, Thane"
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  "label": "Land & Building / Immovable Property"
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"zone": {
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": ""
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"siteEngineer": {
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"designation": "",
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"role": "MAKER + RATE VERIFIER + CHEAKER",
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    "role": "VALUER",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": false
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    "value": "Navghar",
    "label": true
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  "value": "C",
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  "value": "160/7",
  "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": true
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Cement Plastering + POP Finish"
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    "label": "Joint Ownership"
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  }
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Sai Krishna CHSL",
  "south": "Shivshakti Building / Dev Paradise",
  "east": "Charmy CHSL"
},
"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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    "south": "",
    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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  "title": "Boundaries of The Flat"
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verified.\n",
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  "landRate": "29950",
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  "squareMeterGuideLineRate": "98300.00",
  "squareFeetGuideLineRate": "9132.00"
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"igrFinalRate": {
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  "depreciationPercentage": "76",
  "rate": "7608.00",
  "squareFeetGuideLineRate": "7608.00",
  "squareMeterGuideLineRate": "81896.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
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    "label": "Owner Occupied"
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  "monthlyRent": "9,000/- Expected rental income per month",
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  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
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  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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    "label": "6\" Thk. Brick Masonery"
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    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2000",
    "fullDate": "1/1/2000"
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  "planningArea": {
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  }
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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"value": "0",
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"label": "Information Not Available"
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"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "Approx.",
"label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "36",
"ageOfBuilding": "24",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "416.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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"routeMapImg": "cases/65efff50857bdc098a9ab70c/
routeMap_1710313814147_Image.png",
"routeLat": "19.290143",
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"routeLng": "72.868977",
"stationName": "Mira Roda",
"routeDistance": "2.4"
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    null
  ],
  "type": "Point"
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"showLocation": {
  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "o6nhf4",
    "name": "o6nhf4",
    "image": "cases/65efff50857bdc098a9ab70c/
routeMap_1710313721959_Image.png"
  }
],
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4201600.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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"door": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"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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  "status": false
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"internalPainting": {
  "label": "Internal Painting",
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"floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/65efff50857bdc098a9ab70c/
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "portrait"
  }
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    "min": "9929",
    "max": "12269"
  },
  "builtUpRateRange": {
    "min": "9027",
    "max": "11154"
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"detailsOfValuation": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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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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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
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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",
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"status": true,
"isEditable": true
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{others": {
"title": "Others / Car Parking",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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totalValues": {
"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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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": true,
finalValuationArea": "416.00",
empanelmentNo": [
"SMRO /CREDIT/2017-18/1311"
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isAdvanceInvoice": false,
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"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"invoices": [],
"paymentIds": [],
"_id": "65efff50857bdc098a9ab70c",
"ownerName": "Pramod Rajaram Shivalkar",
"ownerPhoneNo": "9869400349",
"appAddress": "FLAT NO G-4 SHIV AMRUT CHS LTD C WING SHIV SHAKTI
COMPLEX NAVGHAR ROAD BHAYNDER EAST THANE 401105",
"remark": "",
"documents": [
{
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "06/09/2013",
    "from": {
      "value": "Transferor",
      "label": "Transferor"
    },
    "Transferor": "Mr. Madhav Shivnath Mulay",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Pramod Rajaram Shivalkar & Swapna Pramod Shivalkar",
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    },
    "Registration_No": "7648/2013"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "115186",
  "path": "cases/65efff50857bdc098a9ab70c/
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  "fileName": "document_1710227141641_1710227315219_Swapna_Shivalkar.pdf"
}
],
"caseNumber": "007613",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
{
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"id": "994895",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Tue Mar 12 2024 12:38:00 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Pramod Rajaram Shivalkar",
"phone": "9869400349",
"ownershipShare": "",
"email": "",
"id": "826038"
},
{
"name": "Swapna Pramod Shivalkar",
"phone": "",
"email": "",
"ownershipShare": "",
"id": "846364"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"label": "Square Feet"
},
"id": "690041",
"name": "Living Room",
"length": "14.08",
"length1": "14",
"length2": "1",
"width": "8.58",
"width1": "8",
"width2": "7",
"totalArea": "120.88",
"images": [],
"extraAreas": [],
"finalArea": "120.88"
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{
"measurementType": {
"value": "Square_Feet",
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  },
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  "name": "Passage",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "24.79",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.79"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "8.33",
  "length1": "8",
  "length2": "4",
  "width": "7.08",
  "width1": "7",
  "width2": "1",
  "totalArea": "59.03",
  "images": [],
  "extraAreas": [],
  "finalArea": "59.03"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "5.17",
  "length1": "5",
  "length2": "2",
  "width": "3.58",
  "width1": "3",
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"finalArea": "18.51"
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "",
  "length1": "4",
  "length2": "0",
  "width": "",
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  "width2": "0",
  "totalArea": "12.00",
  "images": [],
  "finalArea": "12.00",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "13.00",
  "length1": "13",
  "length2": "00",
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  "width1": "9",
  "width2": "00",
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"externalReport": [],
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  {
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  "value": "60af48bf2ffdf65bcd6585fa",
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  "label": "Square Feet"
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"id": "220058",
"selectAreaTypeDocument": "Built_Up",
"totalAreaDocument": "416",
"squareMeterArea": "38.65",
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"docFinalBuiltUpSquareMeter": "0.00",
"docBUILTUPPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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    "area": "460",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
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    "areaType": "Built_Up",
    "source": "Index_no.2",
    "expectedPrice": "4600000",
    "expectedRate": "10000.00",
    "builtUpExpectedRate": "4600000",
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    "squareMeter": "42.74",
    "id": "907119"
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"squareMeter": "45.80",
"id": "364144"
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "source": "Nobroker.com",
  "expectedPrice": "5800000",
  "expectedRate": "11153.85",
  "builtUpExpectedRate": "5800000",
  "image": "cases/65efff50857bdc098a9ab70c/indicator_1710398798792_Image.png",
  "squareMeter": "48.31",
  "id": "244844"
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  "saleablePercentage": "0",
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  "source": "Nobroker.com",
  "expectedPrice": "6500000",
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  "builtUpExpectedRate": "6500000",
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  "id": "891974"
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  "areaType": "Built_Up",
  "source": "square_yards",
  "expectedPrice": "3300000",
  "expectedRate": "10122.70",
  "builtUpExpectedRate": "3300000",
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  "id": "292581"
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    "path": "cases/65efff50857bdc098a9ab70c/
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externallmg_1710300173174_IMG_20240312_173645_copy_1200x900.jpg",
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    "orientation": "landscape"
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    "status": false,
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    "name":
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    "path": "cases/65efff50857bdc098a9ab70c/
externallmg_1710300173185_IMG_20240312_173646_copy_1200x900.jpg",
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    "path": "cases/65efff50857bdc098a9ab70c/
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    "orientation": "portrait"
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  {
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    "path": "cases/65efff50857bdc098a9ab70c/
externallmg_1710300189060_IMG_20240312_173654_copy_1200x1600.jpg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/65efff50857bdc098a9ab70c/
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  "orientation": "landscape"
},
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  "path": "cases/65efff50857bdc098a9ab70c/
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  "orientation": "landscape"
},
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  "_id": "65f11c1d857bdc098a9be94f",
  "name":
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  "path": "cases/65efff50857bdc098a9ab70c/
externallmg_1710300189096_IMG_20240312_173709_copy_1200x900.jpg",
  "orientation": "landscape"
},
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  "name":
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  "path": "cases/65efff50857bdc098a9ab70c/
externallmg_1710300189107_IMG_20240312_173853_copy_1200x1600.jpg",
  "orientation": "portrait"
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Name	Length	Width	Total
Composition :			
Living Room	14'1"	8'7"	120.88
Passage	8'9"	2'10"	24.79

Kitchen	8'4"	7'1"	59.03
Toilet	5'2"	3'7"	18.51
WC	4'0"	3'0"	12.00
Bedroom	13'00"	9'00"	117.00
Other Composition :			