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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "65fc1a175ca1625e505ac979",
    "firstName": "Mrugesh ",
    "lastName": "Thakkat",
    "mobileNo": "",
    "workMobileNo": "9869375321",
    "email": "louiswadiou@svcbank.com"
  },
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  "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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  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Louiswadi Branch",
  "branchCode": "",
  "mobileNo": "9152800052",
  "alternateMobileNo": "",
  "email": "louiswadiou@svcbank.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Unit No. 5, Sun Magnetica, Louiswadi, Near LIC Office, Service Road,
Thane (West) - 400604 "
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "role": "FRONTDESK",
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  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Suraj",
  "email": "suraj@vastukala.org",
  "lastName": "Zore",
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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  "designation": ""
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"lastName": "Sarmalkar",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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]
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      "dateTime": "2024-03-22",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-03-22",
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  "finalMeasurementType": "Sq. Ft.",
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  "label": true
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  "label": false
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  "value": "",
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  "key": "street2",
  "value": "",
  "label": false
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  "value": "Naikwadi, Near City Of Joy",
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  "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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  "value": "",
  "label": true
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  "key": "municipalityWardNo",
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  "label": false
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Open Plot",
    "east": "Building"
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    "south": "Details not available",
    "east": "Details not available"
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      "east": "Passage",
      "south": "Flat No. 502",
      "west": "Walls"
    },
    "asPerDocument": {
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    "west": "Details not available"
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"dateOfIssusApprovePlan": "Copy of Approved Building Plan Document No.SRA/
ENG/2258 / T / PL / AP Dated 06.04.2010",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 479.00 Sq. Ft (Including
Balcony + Dry Balcony Area) is more than Carpet area 418.00 Sq. Ft. mentioned in the
documents provided to us. We have considered area mentioned in the documents.
Hence, to give proper weightage to the value of the property, higher rate is considered",
  "depreciationPercentage": "10.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "18537.5",
  "depreciatedBuildingRate": "2237.5"
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"igrRate": {
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  "rate": "132680",
  "landRate": "64240",
  "igrImage": "cases/65fc271f5ca1625e505af72a/igr_1711175738948_Image.png",
  "squareMeterGuideLineRate": "139314.00",
  "squareFeetGuideLineRate": "12943.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "92",
  "rate": "12385.00",
  "squareFeetGuideLineRate": "12385.00",
  "squareMeterGuideLineRate": "133308.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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"value": "Residential_Purpose",
"label": "Residential Purpose"
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"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 MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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},
"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  }
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Open Parking",
"constructionWorkStatus": {
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"label": "Completed"
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  "label": "Plain Looking"
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  "month": "1",
  "year": "2017",
  "fullDate": "1/1/2017"
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"planningArea": {
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  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"materialUsedList": {
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},
"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"
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"walls": {
  "value": "1",
  "label": "Yes"
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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": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
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"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65fc271f5ca1625e505af72a/
routeMap_1711190298639_Image.png",
    "routeLat": "19.181833",
    "routeLng": "72.957889",
    "stationName": "Mulund",
    "routeDistance": "1.4 Km"
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
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      "name": "expgggh",
      "image": "cases/65fc271f5ca1625e505af72a/
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"showcasesRate": "0",
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"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
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"totalinteriorDecorationsRate": "0",
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"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "7748884.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "7748884.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Mar 23 2024 16:51:53 GMT+0530 (India Standard Time)",
  "number": "2305715",
  "dayCount": "15",
  "monthCount": "463",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
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"percentage": "0.00",
"isHideFloor": false,
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"status": false
},
"fullBuildingRcc": {
"label": "Full Building Rcc",
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"internalBrickWork": {
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},
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},
"externalPlastering": {
"label": "External Plastering",
"floorsCompleted": "",
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"isHideFloor": false,
"status": false
}
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},
"door": {
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},
"window": {
  "label": "Window",
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "status": false
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  "status": false
},
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  "isHideFloor": true,
  "status": false
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  "status": true
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},
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externallmg_r_1711116792348_1711116939727_image_0.jpg",
      "orientation": "portrait"
    }
  ],
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  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
```

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"compositionImages": []
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  "carpetRateRange": {
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  "builtUpRateRange": {
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    "max": "16827"
  }
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    "isEditable": false
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    "isEditable": true
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    "status": true,
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"title": "Superfine finish",
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"status": true,
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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```

```
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  "isEditable": false
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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",
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  "value": "LEAD"
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "418.00",
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"isAdvancelInvoice": false,
"status": true,
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"invoices": [],
"paymentIds": [],
"_id": "65fc271f5ca1625e505af72a",
"ownerName": "Mr. Gulam Mohammed Fakaruddin Shaikh & Mr. Tahirhussain
Fakaruddin Shaikh",
"ownerPhoneNo": "9819420881",
"fullAddress": "Residential Flat No. 503, 5th Floor, Wing - A, Ashwa Heights Co.-Op.
Hsg. Soc. Ltd., Naikwadi, Near City Of Joy, A.C.C. Road, Village - Mulund West,
```



Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West),  
PIN Code - 400 080, State - Maharashtra, India",

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"remark": "",
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    },
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      },
      "Transferor": "Mr. Amol Pandharinath Vedak",
      "to": {
        "value": "transferee",
        "label": "transferee"
      },
      "transferee": "Mr. Gulam Mohammed Fakaruddin Shaikh & Mr. Tahirhussain
Fakaruddin Shaikh",
      "number": {
        "value": "No",
        "label": "No"
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      "No": "5716/2024"
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    "displayStatus": true,
    "id": "294366",
    "path": "cases/65fc271f5ca1625e505af72a/
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  },
  {
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      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "10/02/2017",
      "nameOfApprovingAuthority": {
        "value": "Slum_Rehabilitation_Authority_(SRA)",
        "label": "Slum Rehabilitation Authority (SRA)"
      }
    }
  }
]
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```
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      "label": "No"
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  "id": "339422",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Mar 23 2024 15:58:26 GMT+0530 (India Standard Time)"
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    "label": "Approved Building Plan"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "SRA/ENG/2258 / T / PL / AP"
  },
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  "displayStatus": true,
  "id": "322841",
  "path": "cases/65fc271f5ca1625e505af72a/
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  "fileName": "document_1711193542248_Agreement_1.pdf"
}
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  "label": "Retail"
},
"caseNumber": "007899",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Mar 21 2024 17:55:03 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Gulam Mohammed Fakaruddin Shaikh & Mr. Tahirhussain Fakaruddin Shaikh",
    "phone": "9819420881",
    "ownershipShare": "",
    "email": "",
    "id": "667686"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "length": "15.00",
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    "width2": "00",
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    "images": [],
    "extraAreas": [],
    "finalArea": "135.00"
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
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"name": "Bedroom",
"length": "10.00",
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"width": "12.00",
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"width2": "00",
"totalArea": "120.00",
"images": [],
"extraAreas": [],
"finalArea": "120.00"
},
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "",
  "length1": "8",
  "length2": "0",
  "width": "",
  "width1": "10",
  "width2": "0",
  "totalArea": "80.00",
  "images": [],
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  "extraAreas": []
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "",
  "length1": "4",
  "length2": "0",
  "width": "",
  "width1": "7",
  "width2": "0",
  "totalArea": "28.00",
  "images": [],
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```
"extraAreas": []
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "",
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  "length2": "0",
  "width": "",
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  "width2": "0",
  "totalArea": "25.00",
  "images": [],
  "finalArea": "25.00",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "",
  "length1": "2",
  "length2": "0",
  "width": "",
  "width1": "5",
  "width2": "0",
  "totalArea": "10.00",
  "images": [],
  "finalArea": "10.00",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Balcony",
  "length": "17.00",
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
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  "width1": "5",
  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Entrance Door",
      "value": "Entrance_Door"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "3.00",
    "length1": "3",
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"length2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "18",
"percentageBeforeTotal": "18.00",
"percentage": "100"
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{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "11.00",
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  "width2": "0",
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  "images": [],
  "extraAreas": [],
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  "percentage": "100"
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{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  }
}
```

```
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    "width2": "00",
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    "images": [],
    "extraAreas": [],
    "finalArea": "10",
    "percentageBeforeTotal": "10.00",
    "percentage": "100"
  }
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"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "38.83",
    "totalAreaDocument": "418",
    "docBultupPercentage": "20",
    "docFinalBultUp": "501.60",
    "docFinalBultUpSquareMeter": "46.60",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "448678"
  }
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"images": [],
"indicatorArr": [
  {
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"printlnReport": true,
"_id": "65fe78415ca1625e505db013",
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"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"source": "Nobroker.com",
"expectedPrice": "10500000",
"expectedRate": "20192.31",
"builtUpExpectedRate": "16826.92",
"image": "cases/65fc271f5ca1625e505af72a/indicator_1711175106824_Image.png",
"squareMeter": "48.31",
"id": "726984"
},
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  "area": "353",
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  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "source": "Index_no.2",
  "expectedPrice": "6300000",
  "expectedRate": "17847.03",
  "builtUpExpectedRate": "14872.52",
  "image": "cases/65fc271f5ca1625e505af72a/indicator_1711175556735_Image.png",
  "squareMeter": "32.79",
  "id": "337985"
},
{
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  "area": "450",
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  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "8200000",
  "expectedRate": "18222.22",
  "builtUpExpectedRate": "15185.19",
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"image": "cases/65fc271f5ca1625e505af72a/indicator_1711175594461_Image.png",
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"externalImages": [
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externallmg_r_1711116792348_1711116939727_image_0.jpg",
  "orientation": "portrait"
},
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  "status": false,
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  "name": "externallmg_r_1711116796983_1711116939727_image_3.jpg",
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  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/65fc271f5ca1625e505af72a/
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  "orientation": "portrait"
},
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externallmg_r_1711116795679_1711116939727_image_2.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "65fd92135ca1625e505d03cc",
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    "name": "externallmg_r_1711116799999_1711116939727_image_5.jpg",
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    "orientation": "portrait"
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    "status": false,
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externallmg_r_1711116803202_1711116939727_image_7.jpg",
    "orientation": "portrait"
  },
  {
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    "status": false,
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    "name": "externallmg_r_1711116801130_1711116939727_image_6.jpg",
    "path": "cases/65fc271f5ca1625e505af72a/
externallmg_r_1711116801130_1711116939727_image_6.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/65fc271f5ca1625e505af72a/
externallmg_r_1711116798263_1711116939727_image_4.jpg",
    "orientation": "portrait"
  },
  {
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  "orientation": "portrait"
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"email": "",
"isExternal": "false",
"isUrgent": "false",
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"proposePurchaserName": "",
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"relationWithOwner": "self",
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"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
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"shopDetails": {
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Balcony",
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"otherCompositionCarpetTotal": "39.00",
"otherCompositionSaleableTotal": "0.00",
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"finalCarpetArea": "479.00",
"finalSalableArea": "579.59",
"salablePercentage": "10",
"toBeAdded": "",
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"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 415.00\nDry Balcony Area in Sq.
Ft. = 22.00\nBalcony Area in Sq. Ft. = 42.00\n\n",
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"reportGeneratedDate": "Sat Mar 23 2024 15:21:44 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-03-22"
}

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Name	Length	Width	Total
Composition :			
Living Room	15'00"	9'00"	135.00
Bedroom	10'00"	12'00"	120.00

Kitchen	8'0"	10'0"	80.00
Toilet	4'0"	7'0"	28.00
Toilet	5'0"	5'0"	25.00
Passage	2'0"	5'0"	10.00
Balcony	17'00"	1'00"	17.00
Balcony	5'00"	5'00"	25.00
Other Composition :			
Entrance Door	3'00"	6'00"	18.00
Dry Balcony	11'0"	1'0"	11.00
Dry Balcony Area	5'00"	2'00"	10.00