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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "toAssess": {
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    },
    "type": "CREDITOFFICER",
    "_id": "652695d5703d7c40db9b3b77",
    "firstName": "Vishant ",
    "lastName": "Verma",
    "mobileNo": "",
    "workMobileNo": "9507000088",
    "email": "1cord.21117@sbi.co.in"
  },
  "fees": {
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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": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000220",
  "type": "BRANCH",
  "name": "RASMECCC Panvel",
  "email": "cord.21117@sbi.co.in",
  "mobileNo": "02227572748",
  "alternateMobileNo": "",
  "address": "Shop No 5,Ground Floor,Sharda Terrace, Plot No 65,Sector-11,CBD
Belapur, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
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"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
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  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
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  "mobileNo": "8369040652",
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  "shortName": "NK",
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  "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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"fatherName": "Baburao"
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  "label": false
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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    "label": "Vitrified Tile Flooring"
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Maharashtra Industrial Development Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Internal Road & Open Plot",
    "south": "Internal Road & Open Plot",
    "east": "Society Garden & Hiranandani Trust School, Panvel"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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      "west": "",
      "south": "",
      "east": ""
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  }
}
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    "asPerDocument": {
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      "west": "",
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  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. MIDC /
RO / Thane - 1 / OC / 3360 / 2019 dated 18.07.2019 issued by MIDC",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": ""
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "12297.5",
  "depreciatedBuildingRate": "2497.5"
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"igrRate": {
  "propertyName": "Village - Bhokarpada",
  "rate": "56700",
  "landRate": "4750",
  "igrImage": "cases/660d65ecbb920e0ae20746d4/igr_1713003499292_Image.png",
  "squareMeterGuideLineRate": "62370.00",
  "squareFeetGuideLineRate": "5794.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "95",
  "rate": "5527.00",
  "squareFeetGuideLineRate": "5527.00",
  "squareMeterGuideLineRate": "59489.00"
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"label": "Residential Purpose"
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MIDC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
"marketabilityList": {
"value": "Good",
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"anyFavouringForExtraPotentialValue": "Located in Developing Area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
"roof": {
"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"partitions": {
"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
}
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
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"value": "Completed",
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"dateOfConstruction": {
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"year": "2019",
"fullDate": "1/1/2019"
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"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
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"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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"buildingSpecification": {
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"value": "Good",
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"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
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"appearanceOfTheBuilding": {
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
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"label": "Yes"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "5",
"totalLifeBuilding": "60",
"estimatedAge": "55",
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"noOfPodium": "2",
"noOfAmenityFloors": ""
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"noOfFloors": "33",
"flatFloorNo": "19",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1400.40",
  "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/660d65ecbb920e0ae20746d4/
routeMap_1713003972305_Image.png",
    "routeLat": "18.909919",
    "routeLng": "73.194621",
    "stationName": "Panvel",
    "routeDistance": "15.4 Km."
  },
  "finalLatLng": {
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      null
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
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      "name": "60yrug",
      "image": "cases/660d65ecbb920e0ae20746d4/
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    }
  ]
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"valuation": {
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"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
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"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "14351766.00",
"finalValue": "14351766.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
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  "date": "Mon Apr 15 2024 11:23:56 GMT+0530 (India Standard Time)",
  "number": "2305969",
  "dayCount": "4",
  "monthCount": "108",
  "generatedBy": "60092304a16fab0f2af9b0c2"
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  "rccFootingFoundation": {
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    "isHideFloor": false,
    "status": true
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    "status": false
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    "status": false
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    "status": false
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    "status": false
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  "externalPlastering": {
    "label": "External Plastering",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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  "percentage": "0.00",
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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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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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},
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"liftInstallation": {
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "1400.40",
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},
"reportImages": {
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      "orientation": "portrait"
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}
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    "orientation": "portrait"
  }
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    "path": "cases/660d65ecbb920e0ae20746d4/
externallmg_1713007080026_WhatsApp_Image_20240413_at_42811_PM_1.jpeg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "name": "Living Room",
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  {
    "status": false,
    "_id": "661a5d0c53f88c65a60e2e05",
    "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "path": "cases/660d65ecbb920e0ae20746d4/
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    "orientation": "portrait"
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    "name": "Bedroom",
    "path": "cases/660d65ecbb920e0ae20746d4/
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    "orientation": "portrait"
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    "name": "Bedroom",
    "path": "cases/660d65ecbb920e0ae20746d4/
externallmg_1713008301955_WhatsApp_Image_20240413_at_50310_PM.jpeg",
    "orientation": "portrait"
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"indicatorRange": {
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    "max": "12597.00"
  },
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  }
}
},
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    "ratePerUnit": "0.00",
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"status": true,
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": false
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
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"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "APPROXIMATE_LEAD"
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "1167.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentIds": [],
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"ownerName": "Mr. Deepak Jyoti & Mrs. Binita",
"ownerPhoneNo": "0000000000",
"appAddress": "flat no. 1904 19 th floor Bldg Argus village Bhokarpada panvel",
"remark": "SSL vishant varma sir Azmat Shah 8652288515",
"documents": [
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    },
    "inputs": {
      "documentDate": "27/03/2024",
      "from": {
        "value": "The_Sellers",
        "label": "The Sellers"
      },
      "The_Sellers": "Mr. Alkesh Lalji Shah, Mr. Sanjay Lalji Shah & Mr. Amit Lalji Shah",
    }
  }
]
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"to": {
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"The_Purchasers": "Mr. Deepak Jyoti & Mrs. Binita",
"number": {
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  "label": "Document No"
},
"Document_No": "6538/2024"
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"fileName":
"document_1712153900621_1712154096033_pnl3_6528_Deepak_Jyoti.pdf"
},
{
  "documentType": {
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    "label": "RERA Certificate"
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "P52000000265"
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  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/660d65ecbb920e0ae20746d4/
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  "createdAt": "Sat Apr 13 2024 16:44:32 GMT+0530 (India Standard Time)"
},
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"inputs": {
  "documentDate": "28/03/2018",
  "nameOfApprovingAuthority": {
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    "label": "Maharashtra Industrial Development Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "MIDC / RO / Thane - 1 / Bldg. Plans Approval / 1191 / 2018"
},
"isHardCopy": false,
"displayStatus": true,
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"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Sat Apr 13 2024 16:46:35 GMT+0530 (India Standard Time)"
},
{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Industrial Development Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "MIDC / RO / Thane - 1 / OC / 3360 / 2019"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/660d65ecbb920e0ae20746d4/document_1713007023136_oc.pdf",
  "id": "255384",
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"caseHistory": [
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    "id": "599866",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Apr 03 2024 19:51:32 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Deepak Jyoti & Mrs. Binita",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "517579"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "489511",
    "name": "Bedroom",
    "length": "11.08",
    "length1": "11",
    "length2": "1",
    "width": "13.83",
    "width1": "13",
    "width2": "10",
    "totalArea": "153.32",
    "images": [],
    "extraAreas": [],
    "finalArea": "153.32"
  },
  {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
  "length": "19.50",
  "length1": "19",
  "length2": "6",
  "width": "3.33",
  "width1": "3",
  "width2": "4",
  "totalArea": "65.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "65.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "8.33",
  "width1": "8",
  "width2": "4",
  "totalArea": "44.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "44.44"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "12.17",
  "width1": "12",
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"width2": "2",
"totalArea": "123.69",
"images": [],
"extraAreas": [],
"finalArea": "123.69"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "5.42",
  "length1": "5",
  "length2": "5",
  "width": "9.08",
  "width1": "9",
  "width2": "1",
  "totalArea": "49.20",
  "images": [],
  "extraAreas": [],
  "finalArea": "49.20"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "5.25",
  "length1": "5",
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  "width2": "4",
  "totalArea": "49.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "49.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

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},
  "id": "6",
  "name": "Bedroom",
  "length": "12.17",
  "length1": "12",
  "length2": "2",
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  "width1": "10",
  "width2": "00",
  "totalArea": "121.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "121.67"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Living Room",
  "length": "19.83",
  "length1": "19",
  "length2": "10",
  "width": "11.83",
  "width1": "11",
  "width2": "10",
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  "images": [],
  "extraAreas": [],
  "finalArea": "234.69"
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    "label": "Square Feet"
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  "length": "11.75",
  "length1": "11",
  "length2": "9",
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  "width1": "8",
  "width2": "5",
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"finalArea": "98.90"
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  "measurementType": {
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    "label": "Square Feet"
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  "length1": "8",
  "length2": "9",
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  "width1": "10",
  "width2": "8",
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  "extraAreas": [],
  "finalArea": "93.33"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "10",
  "name": "Passage",
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  "length1": "4",
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  "width1": "5",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
  "finalArea": "26.83"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    }
  }
]
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},
"name": {
  "label": "Cupboard",
  "value": "Cupboard"
},
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  "label": "Square Feet"
},
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"length": "2.00",
"length1": "2",
"length2": "00",
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"width1": "6",
"width2": "9",
"totalArea": "13.50",
"images": [],
"extraAreas": [],
"finalArea": "13.5",
"percentageBeforeTotal": "13.50",
"percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "36.67",
  "images": [],
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"percentage": "100"
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    "value": "Carpet"
  },
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    "value": "Dry_Balcony"
  },
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    "label": "Square Feet"
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  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
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  "images": [],
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  "finalArea": "25",
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  "percentage": "100"
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{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Terrace",
    "value": "Terrace"
  },
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"leaseDetails": {
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"finalSaleablePercentage": "0",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 2 Passage + 3 Toilet +
Dining",
"carpetTotal": "1060.07",
"otherCarpetTotal": "172.12",
"builtupPercentage": "10",
"finalBuiltupArea": "1355.41",
"finalCarpetArea": "1232.19",
"finalSalableArea": "1490.95",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "MOFA Carpet Area in Sq. Ft. = 1167.00\n(Area as per
Agreement for Sale)\n\nRERA Carpet Area in Sq. Ft. = 1095.00\nDeck / Balcony Area
in Sq. Ft. = 106.00\nTotal Carpet Area in Sq. Ft. = 1201.00\n(Area as per Agreement for
Sale)",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 1060.00\nCupboard Area in Sq.
Ft. = 14.00\nDry Balcony Area in Sq. Ft. = 62.00\nTerrace Area in Sq. Ft. = 97.00\nTotal
Carpet Area in Sq. Ft. = 1233.00\n(Area as per Actual Site Measurement)",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "172.12",
"otherCompositionSaleableTotal": "0.00",
"reportGeneratedDate": "Sat Apr 13 2024 15:45:47 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-04-13"
}
```

Name	Length	Width	Total
Composition :			
Bedroom	11'1"	13'10"	153.32
Passage	19'6"	3'4"	65.00
Toilet	5'4"	8'4"	44.44
Bedroom	10'2"	12'2"	123.69
Toilet	5'5"	9'1"	49.20
Toilet	5'3"	9'4"	49.00
Bedroom	12'2"	10'00"	121.67
Living Room	19'10"	11'10"	234.69
Dining	11'9"	8'5"	98.90
Kitchen	8'9"	10'8"	93.33
Passage	4'8"	5'9"	26.83
Other Composition :			
Cupboard	2'00"	6'9"	13.50
Dry Balcony	3'8"	10'00"	36.67
Dry Balcony	5'00"	5'00"	25.00
Terrace	5'00"	11'8"	58.33
Terrace	4'6"	8'7"	38.62