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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
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  "purposeOfValuation": {
    "value": "Housing_Loan",
    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
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      "_id": "659fcfa402c44c777bb0fd30"
    },
    "type": "CREDITOFFICER",
    "_id": "659fcfa402c44c777bb0fd32",
    "firstName": "Dhananjay",
    "lastName": "Varande",
    "mobileNo": "",
    "workMobileNo": "8369188639",
    "email": "dhananjay.varande@janatabankpune.com"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
  },
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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": {
  "_id": "645c92ba7f94762ec7884195",
  "type": "BANK",
  "name": " Janta Sahkari Bank LTD",
  "displayName": " Janta Sahkari Bank LTD\t",
  "initial": "jsb"
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"branch": {
  "_id": "659fcfa402c44c777bb0fd30",
  "name": "kandivali West Branch",
  "branchCode": "",
  "mobileNo": "02228010063",
  "alternateMobileNo": "",
  "email": "kandivali@janatabankpune.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No 1, Veena Royale Villa, Near Varahi Mata Mandir, Shankar Lane,
Kandivali West"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "645c93d47f94762ec788472a",
  "zoneName": "Mumbai Metro"
},
"staff": {
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    "role": "FRONTDESK",
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"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
"shortName": "RJ",
"workWithDocumentMaker": "60eeaeddf3dd69653a581316",
"profilePhoto": "users/64cde526dc9f3034f3fefa49/
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},
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"siteEngineer": {
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  "role": "SITEENGINEER+MAKAR",
  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
  "shortName": "BH",
  "workWithDocumentMaker": "",
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"rateVerifier": {
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  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
  "workWithDocumentMaker": "",
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},
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"maker": {
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  "role": "MAKER",
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  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
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  },
  "checker": {
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    "lastName": "Khedekar",
    "shortName": "NK",
    "email": "nitesh.khedekar@vastukala.org",
    "designation": "",
    "mobileNo": "8369040652",
    "role": "MAKER + RATE VERIFIER + CHEAKER",
    "type": "EMPLOYEE",
    "workWithDocumentMaker": ""
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          "label": "Registered Valuer"
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      ],
      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
      "registrationNo": [
        {
          "title": {
            "label": "IBBI"
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          "_id": "60af80072ffdf65bcd658651",
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        }
      ],
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        "title": {
          "value": "FIIV",
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  "_id": "60af80072ffdf65bcd658652",
  "number": "CAT-I-F-1763"
},
{
  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
"clientType": {
  "value": "BANK",
  "label": "BANK"
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"location": {
  "latitude": "19.196808",
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  "schedule": [],
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      "dateTime": "2024-03-19",
      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "value": "1RK",
  "label": "1 RK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "key": "country",
    "value": "Country - India",
    "label": false
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    "key": "village",
    "value": "Valnai ",
    "label": true
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  "key": "buildingNo",
  "value": "1",
  "label": true
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  "key": "district",
  "value": "Mumbai Suburban ",
  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Borivali ",
  "label": true
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  "key": "plotNo",
  "value": "",
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"label": true
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  "label": false
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  "value": "",
  "label": true
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  "key": "street1",
  "value": "Shankar Lane",
  "label": false
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"street2": {
  "status": false,
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  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "name": "Landmark",
  "key": "landmark",
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"wing": {
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  "name": "Wing",
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  "value": "",
  "label": true
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"projectName": {
  "status": false,
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"key": "projectName",
"value": "",
"label": false
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  "value": "",
  "label": true
},
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "B/303",
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
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  "label": true
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  "name": "Postal Code",
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"key": "postalCode",
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"label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "Kandivali (West), Mumbai",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "CeramicTileFlooring",
    "label": "Ceramic Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Casting_Capping_Electrical_wiring",
    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
}
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"general": {
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  "populationClassList": {
    "value": "MiddleClass",
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"label": "Middle Class"
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"populationGroupList": {
"value": "Urban",
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},
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"label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
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"asPerActualAgreement": {
"north": "Internal Road ",
"west": "Slum Area ",
"south": "Building No. 2",
"east": "Building No. 4"
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"asPerDocumentAgreement": {
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"west": "Details not available ",
"south": "Details not available ",
"east": "Details not available "
},
"unitBoundaries": {
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"south": "Details not available ",
"west": "Details not available "
},
"asPerDocument": {
"north": "Details not available ",
"east": "Details not available ",
"south": "Details not available ",
"west": "Details not available "
},
"setDisplay": false,
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},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A",

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"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": ""
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "15942",
  "depreciatedBuildingRate": "742"
},
"igrRate": {
  "propertyName": "Residential ",
  "rate": "165880",
  "landRate": "76250",
  "igrImage": "cases/660f92b353ae1660b1aa78b8/igr_1712300323023_Image.png",
  "squareMeterGuideLineRate": "140998.00",
  "squareFeetGuideLineRate": "13099.00"
},
"igrFinalRate": {
  "floorRatePercentage": "85",
  "depreciationPercentage": "51",
  "rate": "10152.00",
  "squareFeetGuideLineRate": "10152.00",
  "squareMeterGuideLineRate": "109271.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "16,000/- Present Rental income per month ",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
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"floorSpaceIndex": "As per MCGM norms ",
"tenantName": "Miss. Mital Vadhani<br />Occupied Since - Last 1.5 years ",
"maintenanceOfFlat": "Normal "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1975",
    "fullDate": "1/1/1975"
  },
  "planningArea": {
    "value": "Residential",
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"label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "49",
"totalLifeBuilding": "60",
"estimatedAge": "11",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "400.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
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    "label": "Railway Station"
  },
  "routeMapImg": "cases/660f92b353ae1660b1aa78b8/
routeMap_1713251826985_Image.png",
  "routeLat": "19.198520",
  "routeLng": "72.840897",
  "stationName": "Kandivali ",
  "routeDistance": "1.7 Km. "
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "7ewx8",
    "name": "7ewx8",
    "image": "cases/660f92b353ae1660b1aa78b8/
routeMap_1713251615009_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "6376800.00",
"finalValue": "6376800.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. B/303, 3rd Floor, Building No 1, Paras Nagar
Condominium Building No. 1, Shankar Lane, Village - Valnai , Kandivali (West),
Mumbai, Taluka - Borivali , District - Mumbai Suburban , PIN - 400 067, State -
Maharashtra, Country - India",
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    "label": "Agreement for sale"
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      "label": "Transferor"
    },
    "Transferor": "Mr. Dharmesh Harish Jain & Mrs. Deepika Dharmesh Jain ",
    "to": {
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      "label": "Transferee"
    },
    "Transferee": "Mr. Kesulal Kisanlal Nagda & Mrs. Laxmi Bai Nagda",
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      "label": "No"
    },
    "No": "7472 / 2024"
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  "fileName": "document_1712296620991_Adobe_Scan_03_Apr_2024.pdf"
}
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  "label": "Commercial"
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"caseNumber": "008113",
"createdBy": "64cde526dc9f3034f3fefa49",
"caseHistory": [
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    "id": "949150",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Apr 05 2024 11:27:07 GMT+0530 (India Standard Time)"
  }
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"id": "366582"
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"width2": "11",
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"extraAreas": []
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"expectedRate": "18900.34",
"builtUpExpectedRate": "5500000.0",
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  "path": "cases/660f92b353ae1660b1aa78b8/
externallmg_1712297146358_WhatsApp_Image_20240405_at_112817_AM_1.jpeg",
  "orientation": "portrait"
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  "status": false,
  "_id": "660f94ba53ae1660b1aa84e1",
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  "path": "cases/660f92b353ae1660b1aa78b8/
externallmg_1712297146360_WhatsApp_Image_20240405_at_112817_AM_2.jpeg",
  "orientation": "landscape"
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{
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  "status": false,
  "_id": "660f94ba53ae1660b1aa84e2",
  "name":
"externallmg_1712297146363_WhatsApp_Image_20240405_at_112817_AM.jpeg",
  "path": "cases/660f92b353ae1660b1aa78b8/
externallmg_1712297146363_WhatsApp_Image_20240405_at_112817_AM.jpeg",
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],
"externalDocuments": [],
"processingDocuments": [],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
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{
  "createdBy": {
    "_id": "60092304a16fab0f2af9b0c2",
    "role": "MAKER + RATE VERIFIER + CHEAKER",
    "firstName": "Nitesh",
    "lastName": "Khedekar",
    "profilePhoto": "users/60092304a16fab0f2af9b0c2/
profilePhoto_1681212511436_IMG3094.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "660fa15053ae1660b1aabefc",
  "note": "pending for occupancy certificate ",
  "taskId": "660f92bd53ae1660b1aa79fc",
  "createdAt": "2024-04-05T06:59:28.300Z"
}
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"createdAt": "2024-04-05T05:57:07.410Z",
"updatedAt": "2024-04-16T07:47:33.888Z",
"__v": 0,
"updatedBy": "60092304a16fab0f2af9b0c2",
"addressForMap": "",
"caseReferredBy": "",
"contactPersonName": "Mr. Dhannajay Varande ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Branch Manager ",
"siteVisitContactNo": "8369188695",
"buildingServicesRate": "2800",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 400.00",
"flatRate": "18000",
"landOtherRate": "15200",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
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```

```

},
"builtupPercentage": "10",
"carpetTotal": "305.85",
"extendOfSiteRemark": "",
"finalBuiltupArea": "336.44",
"finalCarpetArea": "305.85",
"finalSalableArea": "370.08",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"briefDescOfProperty": "Living Room + Kitchen + Toilet",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
  },
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"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
},
"reportGeneratedDate": "Tue Apr 16 2024 11:41:21 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-03-19",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Living Room	9'10"	17'4"	170.44
Kitchen	9'9"	9'11"	96.69
Toilet	6'10"	5'8"	38.72

Other
Composition :
