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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": false,
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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",
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    "firstName": "Shravan",
    "lastName": "kumar",
    "mobileNo": "",
    "workMobileNo": "8424000434",
    "email": "shravankumar@gmail.com"
  },
  "fees": {
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    "discussWithPerson": "",
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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": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai
samachar marg Fort."
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"zone": {
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"_id": "60af3d172ffdf65bcd6585cd",
"role": "PICKUPPERSON",
"firstName": "Sachin",
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"mobileNo": "9167204063",
"shortName": "SJ",
"workWithDocumentMaker": "",
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"firstName": "Anwar",
"email": "anwar21786@gmail.com",
"lastName": "Shaikh",
"mobileNo": "8552884500",
"designation": "",
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"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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"firstName": "Shobha",
"lastName": "Kuperkar",
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"shortName": "SH",
"email": "shobha@vastukala.org",
"designation": "",
"mobileNo": "9004134140",
"role": "MAKER + RATE VERFIER + CHEAKER",
"type": "EMPLOYEE",
"workWithDocumentMaker": ""
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "label": "2 BHK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": false
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  "label": true
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"label": "Vitrified Tile Flooring"
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"doors": {
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"label": "Teak Wood door frame, Flush doors shutters"
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"south": "Internal Road & Nala",
"east": "Building No. 12"
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"south": "",
"east": ""
},
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"east": "",
"south": "",
"west": ""
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "The property is constructed by MHADA & MHADA itself
is an issuing authority..",
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"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
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  "documentsBuildingBoundaries": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "8200.00",
  "depreciatedBuildingRate": "2600"
},
"igrRate": {
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  "rate": "49300",
  "landRate": "9410",
  "igrImage": "cases/6620d2ba7e1d7332c880107f/igr_1714375403638_Image.png",
  "squareMeterGuideLineRate": "56695.00",
  "squareFeetGuideLineRate": "5267.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
  "rate": "49300.00",
  "squareMeterGuideLineRate": "56695.00",
  "squareFeetGuideLineRate": "5267.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
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"taxPaidHolderName": "Details not available",
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"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Stilt parking",
  "constructionWorkStatus": {
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  "dateOfConstruction": {
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"month": "1",
"year": "2022",
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},
"planningArea": {
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"materialUsedList": {
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Designed as per I.S. codes"
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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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"appearanceOfTheBuilding": {
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"label": "Good"
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"maintenancelssues": {
  "value": "1",
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"visibleDamageInBuilding": {
  "value": "1",
  "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_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "21",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "743.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    }
  },
  "routeMapImg": "
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    "orientation": "portrait"
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  "builtUpRateRange": {
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    "max": "7930.00"
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  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "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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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentIds": [],
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"ownerName": "Shri. Ajay Kumar Tiwari",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 2101,21floor MHADA Building Bolinj Virar West ",
"remark": "",
"documents": [
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      "label": "Provisional Offer Letter"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Housing_And_Area_Development_Authority",
        "label": "Maharashtra Housing And Area Development Authority"
      }
    }
  },
  {
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    "fileName": "document_1713427127918_263655.pdf"
  }
],
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"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
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"description": "Create Lead",
"datetime": "Thu Apr 18 2024 13:28:50 GMT+0530 (India Standard Time)"
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],
"owners": [
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"name": "Shri. Ajay Kumar Tiwari",
"phone": "0000000000",
"ownershipShare": "",
"email": "",
"id": "184743"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "789484",
"name": "Living Room",
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"length2": "5",
"width": "17.42",
"width1": "17",
"width2": "5",
"totalArea": "198.84",
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"extraAreas": [],
"finalArea": "198.84"
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"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Bedroom",
"length": "10.58",
"length1": "10",
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"width": "8.92",
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"width2": "11",
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    "label": "Square Feet"
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  "length1": "9",
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  "width1": "12",
  "width2": "10",
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  "extraAreas": [],
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    "label": "Square Feet"
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  "length": "8.17",
  "length1": "8",
  "length2": "2",
  "width": "12.75",
  "width1": "12",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
  "finalArea": "104.12"
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  "name": "Toilet",
  "length": "5.67",
  "length1": "5",
  "length2": "8",
  "width": "5.75",
  "width1": "5",
  "width2": "9",
  "totalArea": "32.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.58"
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "4.83",
  "width1": "4",
  "width2": "10",
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  "images": [],
  "extraAreas": [],
  "finalArea": "35.44"
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"otherComposition": [
  {
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      "value": "Carpet"
    },
    "name": {
      "label": "Passage",
      "value": "Passage"
    }
  },
  "measurementType": {
```

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    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "5.50",
  "length1": "5",
  "length2": "6",
  "width": "1.67",
  "width1": "1",
  "width2": "8",
  "totalArea": "9.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "9.17",
  "percentageBeforeTotal": "9.17",
  "percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Passage",
    "value": "Passage"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "5.75",
  "length1": "5",
  "length2": "9",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "20.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.12",
  "percentageBeforeTotal": "20.12",
  "percentage": "100"
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{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Passage",
    "value": "Passage"
  },
  "measurementType": {
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    "label": "Square Feet"
  },
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  "length": "3.42",
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  "percentage": "100"
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  "toBeAdded": {
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    "value": "Carpet"
  },
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    "label": "Duct",
    "value": "Duct"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "length": "2.50",
  "length1": "2",
  "length2": "6",
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  "width1": "8",
  "width2": "5",
  "totalArea": "21.04",
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"externalReport": [],
"documentPerArea": [
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    "value": "60ae124caa6d152c1801b302",
    "label": "Provisional Offer Letter"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "622860",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "676",
  "squareMeterArea": "62.8",
  "docFinalBuiltUp": "743.6",
  "docFinalBuiltUpSquareMeter": "69.08",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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  "carpetArea": {
    "area": "450.00",
    "squareMeterArea": "41.81",
    "expectedRate": "8000.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "495.00",
    "squareMeterArea": "45.99",
    "expectedRate": "7272.73",
    "percentage": "10"
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  "saleableArea": {
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"area": "0.00",
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"property": "MHADA Colony, Virar West",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "17",
"source": "https://www.99acres.com/",
"expectedPrice": "3600000",
"expectedRate": "8000.00",
"builtUpExpectedRate": "7272.73",
"image": "cases/6620d2ba7e1d7332c880107f/
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"squareMeter": "41.81",
"id": "958599"
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{
"carpetArea": {
"area": "321.00",
"squareMeterArea": "29.82",
"expectedRate": "8722.74",
"percentage": ""
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"area": "353.10",
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"expectedRate": "7929.76",
"percentage": "10"
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"area": "",
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"area": "321",
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"areaType": "Carpet",
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"builtUpExpectedRate": "7929.76",
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"squareMeter": "29.82",
"id": "578929"
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{
  "carpetArea": {
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    "squareMeterArea": "60.57",
    "expectedRate": "8435.58",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "66.63",
    "expectedRate": "7668.71",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "81.96",
    "expectedRate": "6234.70",
    "percentage": "23"
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  "areaType": "Carpet",
  "floor": "7",
  "source": "magic_bricks",
  "expectedPrice": "5500000",
  "expectedRate": "8435.58",
  "builtUpExpectedRate": "7668.71",
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"image": "cases/6620d2ba7e1d7332c880107f/
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"area": "683.10",
"squareMeterArea": "63.46",
"expectedRate": "6587.62",
"percentage": "10"
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"area": "621",
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"areaType": "Carpet",
"floor": "7",
"source": "Index_no.2",
"expectedPrice": "4500000",
"expectedRate": "7246.38",
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"image": "cases/6620d2ba7e1d7332c880107f/
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"id": "250259"
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externallmg_1714370014923_WhatsApp_Image_20240429_at_111009_2.jpeg",
  "orientation": "landscape"
},
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  "type": "EXTERNAL_IMAGES",
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  "name":
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  "path": "cases/6620d2ba7e1d7332c880107f/
externallmg_1714370015255_WhatsApp_Image_20240429_at_111010.jpeg",
  "orientation": "landscape"
},
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  "path": "cases/6620d2ba7e1d7332c880107f/
externallmg_1714370015258_WhatsApp_Image_20240429_at_110958_1.jpeg",
  "orientation": "portrait"
},
{
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  "status": false,
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  "name":
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  "path": "cases/6620d2ba7e1d7332c880107f/
externallmg_1714370015607_WhatsApp_Image_20240429_at_110958.jpeg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "662f35dfe9ac477638394ed3",
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"externallmg_1714370015612_WhatsApp_Image_20240429_at_111000.jpeg",
  "path": "cases/6620d2ba7e1d7332c880107f/
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"orientation": "portrait"
},
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externallmg_1714370015668_WhatsApp_Image_20240429_at_111003_1.jpeg",
  "orientation": "portrait"
},
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  "path": "cases/6620d2ba7e1d7332c880107f/
externallmg_1714370015672_WhatsApp_Image_20240429_at_111003_2.jpeg",
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  "path": "cases/6620d2ba7e1d7332c880107f/
externallmg_1714370015677_WhatsApp_Image_20240429_at_111003.jpeg",
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  "path": "cases/6620d2ba7e1d7332c880107f/
externallmg_1714370015684_WhatsApp_Image_20240429_at_111004_1.jpeg",
  "orientation": "portrait"
},
{
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  "status": false,
  "_id": "662f35dfe9ac477638394ed8",
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      "lastName": "Kuperkar",
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No. 264 - D, Village - Bolinj, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401
303, State - Maharashtra, India",
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	11'5"	17'5"	198.84
Bedroom	10'7"	8'11"	94.37
Bedroom	9'9"	12'10"	125.12
Kitchen	8'2"	12'9"	104.12
Toilet	5'8"	5'9"	32.58
Toilet	7'4"	4'10"	35.44

Other
Composition :

Passage	5'6"	1'8"	9.17
Passage	5'9"	3'6"	20.12
Passage	3'5"	3'7"	12.24
Duct	2'6"	8'5"	21.04