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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "leadFrom": {
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  "toAssess": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64c89274a5c3051014f5bc28",
    "firstName": "Mangla Kale",
    "lastName": "Kale",
    "mobileNo": "",
    "workMobileNo": "9867480041",
    "email": "bo1277@pnb.co.in"
  },
  "fees": {
    "type": "fixed",
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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": "Punjab National Bank",
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  "initial": "PNB",
  "remark": "Temp",
  "status": true
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  "name": "Mulund (W) Zaver Road Branch ",
  "branchCode": "",
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  "email": "bo1277@pnb.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Zaver Road, Mulund West, Mumbai - 400 080 "
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "role": "SITEENGINEER",
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  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
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    {
      "status": "COMPLETED",
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    "value": "India",
    "label": false
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    "label": true
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  "label": true
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  "key": "wing",
  "value": "B",
  "label": true
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  "key": "postalCode",
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  "key": "suburb",
  "value": "Dombivli (East)",
  "label": false
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    "label": "R. C. C. Slab"
  }
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  "label": "Teak Wood Door frame with Solid flush door"
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"windows": {
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  "label": "Aluminium Sliding Windows with window grills"
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"fittings": {
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"finishing": {
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  "townplanApprovedByList": {
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"west": "Internal Road & Swanand CHSL",
"south": "Sukhi Jeevan CHSL",
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  "west": "Details not available",
  "south": "Details not available",
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    "south": "",
    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
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NRV / CC dated 11.12.2005 issued by Kalyan Dombivli Municipal Corporation",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "N.A."
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "depreciationPercentage": "28.5",
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"igrRate": {
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"propertyName": "Residential",
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"squareMeterGuideLineRate": "65365.00",
"squareFeetGuideLineRate": "6073.00"
},
"igrFinalRate": {
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  "rate": "5425.00",
  "squareFeetGuideLineRate": "5425.00",
  "squareMeterGuideLineRate": "58399.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
  "monthlyRent": "13,600/- Expected rental income per month",
  "assessmentNo": "Bill No. 290120",
  "taxPaidHolderName": "Yogesh Manohar Chaudhary",
  "taxAmount": "Not visible",
  "electricityServiceConnectionNo": "Consumer No.020012711302",
  "meterCardHolderName": "Mr. Yogesh Manohar Chaudhary",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
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    "label": "6\" Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
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    "label": "Plain Looking"
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    "year": "2005",
    "fullDate": "1/1/2005"
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  "planningArea": {
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    "label": "R.C.C. Framed Structure"
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"structuralSafety": {
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  "label": "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",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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},
"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "41",
"ageOfBuilding": "19",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "660.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
    },
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routeMap_1716439378309_Image.png",
    "routeLat": "19.215753",
    "routeLng": "73.089539",
    "stationName": "Dombivli",
    "routeDistance": "500 Mt."
  },
  "finalLatLng": {
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    "name": "vq6a1c",
    "image": "cases/664d818adb7c0948d6a38888/
routeMap_1716439337832_Image.png"
  }
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    "label": "Agreement for sale"
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50381_Swati_and_Tushar_Asdodekar_Sheetal_Arcade_304.pdf",
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dekar_Sheetal_Arcade_304.pdf",
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  "amount": "48,00,000/-",
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  "to": {
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    "label": "The Transferee"
  },
  "The_Transferee": "Mr. Tushar Sopan Asodekar & Mrs. Swati Tushar Asodekar",
  "number": {
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    "label": "Document No"
  },
  "Document_No": "7866/2024"
}
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
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    "label": "RCC Footing/Foundation",
    "floorsCompleted": ""
  }
}
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"percentage": "0.00",
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"rccPlinth": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
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  "status": false
},
"externalBrickWork": {
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  "status": false
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  "label": "Internal Plastering",
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
}
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  "floorsCompleted": "",
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  "status": false
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>externalPainting": {
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>electrificationPlumbingSanitaryInstallation": {
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  "status": false
},
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"isHideFloor": false,
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
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  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "660.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "status": false,
      "_id": "664dbe13237ec44898218c10",
      "name": "externallmg_r_1716370942904_1716370697895_image_16.jpg",
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "name": "externallmg_r_1716370915305_1716370697895_image_10.jpg",
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    "path": "cases/664d818adb7c0948d6a38888/
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  }
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    "path": "cases/664d818adb7c0948d6a38888/
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    "orientation": "portrait"
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    "path": "cases/664d818adb7c0948d6a38888/
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    "orientation": "portrait"
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    "path": "cases/664d818adb7c0948d6a38888/
externallmg_r_1716370923991_1716370697895_image_13.jpg",
    "orientation": "portrait"
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externallmg_r_1716370885383_1716370697895_image_2.jpg",
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  },
  {
    "status": false,
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    "name": "Bedroom",
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "664dbe13237ec44898218c06",
    "name": "Bedroom",
    "path": "cases/664d818adb7c0948d6a38888/
externallmg_r_1716370895126_1716370697895_image_5.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "664dbe13237ec44898218c08",
    "name": "Bedroom",
    "path": "cases/664d818adb7c0948d6a38888/
externallmg_r_1716370903429_1716370697895_image_8.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "664dbe13237ec44898218c0b",
    "name": "Bedroom",
    "path": "cases/664d818adb7c0948d6a38888/
externallmg_r_1716370918042_1716370697895_image_11.jpg",
    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
    "min": "10154.00",
    "max": "11613.00"
  },
  "builtUpRateRange": {
    "min": "8462.00",
    "max": "9678.00"
  },
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    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
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"presentValueOfFlat": {
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
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"wardrobes": {
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
},
"electricityDeposits": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
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  "status": true,
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"taskStatus": {
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  "RATE_VERIFY": 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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"isSiteMeasurementAllowed": true,
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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
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"ownerName": "Mr. Tushar Sopan Asodekar & Mrs. Swati Tushar Asodekar",
"ownerPhoneNo": "9820821912",
"appAddress": "Flat no. 304, 3rd Floor, Building no. B, Sheetal Arcade B CHS,
Gajbandhan Patharli, Dombivali East ",
"remark": "1st Call to Banker +91 87380 43123 Arif Sir",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "amount": "48,00,000/-",
      "from": {
        "value": "The_Transferor",
        "label": "The Transferor"
      }
    }
  },

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"The_Transferor": "Mr. Yogesh Manohar Chaudhary",
"to": {
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  "label": "The Transferee"
},
"The_Transferee": "Mr. Tushar Sopan Asodekar & Mrs. Swati Tushar Asodekar",
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  "label": "Document No"
},
"Document_No": "7866/2024"
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50381_Swati_and_Tushar_Asdodekar_Sheetal_Arcade_304.pdf",
"fileName": "document_1716355413447_1716355250381_Swati_and_Tushar_Asdo
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},
{
  "documentType": {
    "value": "60ae1254aa6d152c1801b325",
    "label": "Society NOC Letter "
  },
  "inputs": {
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    "number": {
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      "label": "Document No"
    },
    "Document_No": "N.A."
  },
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu May 23 2024 10:47:23 GMT+0530 (India Standard Time)"
},
{
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    "label": "Society Share Certificate"
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},
"inputs": {
  "documentDate": "10/12/2006",
  "to": {
    "value": "The_Apartment_Owner",
    "label": "The Apartment Owner"
  },
  "The_Apartment_Owner": "Mr. Yogesh Manohar Chaudhary",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "12"
},
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"displayStatus": true,
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"path": "cases/664d818adb7c0948d6a38888/
document_1716441500441_82867.pdf",
"id": "180620",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Thu May 23 2024 10:48:20 GMT+0530 (India Standard Time)"
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  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "KDMC / NRV / BP / DV / 681 - 160"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1716441549068_132551.pdf",
  "path": "cases/664d818adb7c0948d6a38888/
document_1716441549068_132551.pdf",
  "id": "798268",
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},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "11/12/2005",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "KDMC / NRV / CC"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1716441583132_43948.pdf",
  "path": "cases/664d818adb7c0948d6a38888/
document_1716441583132_43948.pdf",
  "id": "885241",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu May 23 2024 10:49:43 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "19/04/2024",
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "020012711302 in the name of Mr. Yogesh Manohar Chaudhary"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1716441647459_130035.pdf",
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document_1716441647459_130035.pdf",
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    "label": "Property Tax Bill"
  },
  "inputs": {
    "documentDate": "05/05/2023",
    "nameOfApprovingAuthority": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "to": {
      "value": "Seller",
      "label": "Seller"
    },
    "Seller": "Yogesh Manohar Chaudhary",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "290120"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1716441751957_105979.pdf",
  "path": "cases/664d818adb7c0948d6a38888/
document_1716441751957_105979.pdf",
  "id": "184604",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu May 23 2024 10:52:32 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "008870",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "516634",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed May 22 2024 10:54:26 GMT+0530 (India Standard Time)"
  }
],
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"owners": [
  {
    "name": "Mr. Tushar Sopan Asodekar & Mrs. Swati Tushar Asodekar",
    "phone": "9820821912",
    "ownershipShare": "",
    "email": "",
    "id": "217647"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "997227",
    "name": "Bedroom",
    "length": "15.17",
    "length1": "15",
    "length2": "2",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "151.67",
    "images": [],
    "extraAreas": [],
    "finalArea": "151.67"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "10.08",
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    "length2": "1",
    "width": "11.08",
    "width1": "11",
    "width2": "1",
    "totalArea": "111.76",
    "images": [],
    "extraAreas": [],
  }
]
```

```
"finalArea": "111.76"
},
{
  "measurementType": {
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  "id": "2",
  "name": "Living Room",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "16.42",
  "width1": "16",
  "width2": "5",
  "totalArea": "158.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "158.69"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bathroom",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "36.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "3.42",
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"length1": "3",
"length2": "5",
"width": "3.08",
"width1": "3",
"width2": "1",
"totalArea": "10.53",
"images": [],
"extraAreas": [],
"finalArea": "10.53"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Cupboard",
    "value": "Cupboard"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "0",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "10.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "10",
  "percentageBeforeTotal": "10.00",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Cupboard",
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```
    "value": "Cupboard"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "1.33",
  "width1": "1",
  "width2": "4",
  "totalArea": "4.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "4",
  "percentageBeforeTotal": "4.00",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
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"lastName": "Kuperkar",
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Arcade - B Co-op. Hsg. Soc. Ltd., Chittaranjan Das Cross Road, Ramnagar, Village -
Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421
201, State - Maharashtra, India",
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"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
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"email": "",
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"ownershipShare": "",
"proposePurchaserName": "",
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"flatRate": "9000.00",
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"finalSaleablePercentage": "0",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC",
"carpetTotal": "458.12",
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"otherCompositionSaleableTotal": "0.00",
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"finalSalableArea": "584.01",
"salablePercentage": "10",
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"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 469.00\nCupboard Area in Sq. Ft. = 14.00\nTotal Carpet Area in Sq. Ft. = 483.00\n(Area as per Actual Site Measurement)",
"reportGeneratedDate": "Thu May 23 2024 10:06:05 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-05-22"
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Name	Length	Width	Total
Composition :			
Bedroom	15'2"	10'00"	151.67
Kitchen	10'1"	11'1"	111.76
Living Room	9'8"	16'5"	158.69
Bathroom	9'00"	4'00"	36.00

WC	3'5"	3'1"	10.53
<hr/>			
Other Composition :			
<hr/>			
Cupboard	5'00"	2'00"	10.00
<hr/>			
Cupboard	3'00"	1'4"	4.00
<hr/>			