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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    },
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    "firstName": "Preetam ",
    "lastName": "Pingale",
    "mobileNo": "",
    "workMobileNo": "9920439864",
    "email": "pinglepm@svcbank.com"
  },
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    "quotedAmount": ""
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
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  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Sanpada Branch",
  "branchCode": "",
  "mobileNo": "02227811791",
  "alternateMobileNo": "",
  "email": "pinglepm@svcbank.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No 1, Bhumiraj Manor CHSL, Plot No 3, Sector 14, Sanpada (East)
Navi MUmbai 400705"
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"assetsClass": {
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  "value": "Residential"
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  "role": "FRONTDESK",
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  "lastName": "Pawar",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "shortName": "Vaibhav",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
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  "mobileNo": "8369040652",
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      {
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    ]
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
}
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  "label": "BANK"
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    "remark": ""
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  {
    "status": "COMPLETED",
    "dateTime": "2024-06-05",
    "remark": "MANUAL_IN_TASK"
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    "name": "Carpet",
    "value": "Carpet"
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  "label": "1 RK"
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  "finalMeasurementType": "Sq. Ft.",
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  "key": "plotNo",
  "value": "28",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "label": false
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
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  "value": "SS-I / 1018",
  "label": false
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  "label": false
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  "key": "postalCode",
  "value": "PIN Code - 400 709",
  "label": false
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  "key": "suburb",
  "value": "Navi Mumbai",
  "label": false
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"flatSpecifications": {
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    "value": "rcc_Slab"
  },
  "flooring": {
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    "value": "Vitrified_Tile_Flooring"
  },
  "doors": {
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    "value": "Teak_Wood_Door_Frame_With_Flush_Shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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    "value":
"Concealed_plumbing_with_C.P._fittings._Casting_Capping_Electrical_wiring"
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"finishing": {
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  "populationClassList": {
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    "value": "MiddleClass"
  },
  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "CIDCO"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
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    "west": "Road",
    "south": "Apartment No. 217",
    "east": "Apartment No. 1028"
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  "asPerDocumentAgreement": {
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    "west": "Plot No. 5",
    "south": "6.00 Mtrs. Wide Road",
    "east": "Plot No. 27"
  },
  "unitBoundaries": {
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      "north": "Apartment No. 1022",
      "east": "Apartment No. 1028",
      "south": "Apartment No. 217",
      "west": "Road"
    }
  },
}
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"asPerDocument": {
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  "east": "Open Space",
  "south": "Open Space",
  "west": "6.00 Mtrs. Wide Road"
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"isDisplay": true,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "for Ground + 3 Floors",
"dateOfIssusApprovePlan": "The property is constructed by CIDCO. CIDCO itself is an\nissuing authority,\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No ",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "1) As per Agreement for Sale And CIDCO Approved Plan, The Property is of Ground floor Only, But as per Site inspection, The Property is Ground + 3 Upper Floor. Construction permission for the 1st Floor , 2nd Floor, And 3rd Floor is not provided, hence same is not considered for the valuation purpose.\n2) As per site measurement, The Carpet area of Residential Apartment is 173.00 Sq. Ft. of Ground floor. & Third Floor is 284.00 Sq. Ft. And the 1st Floor, 2nd Floor is locked so measurement & photograph is not possible. But as per agreement, the Total Built-Up Area of Residential Apartment on Ground floor is 366.00 Sq. Ft. (i.e. 257.00 sq. ft. Built Up Area + Additional FSI Area 109.00 Sq. Ft.). for the Purposed of Valuation, we have considered area as per Agreement for Sale only.\n",
  "depreciationPercentage": "15",

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"depreciationRatioOfBuilding": "",
"salvageValue": "10",
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"depreciatedBuildingRate": "2380"
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  "squareMeterGuideLineRate": "107300.00",
  "squareFeetGuideLineRate": "9969.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "90",
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  "squareFeetGuideLineRate": "9325.00",
  "squareMeterGuideLineRate": "100370.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Tenant Occupied",
    "value": "Tenant_Occupied"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per Local norms",
  "tenantName": "Ground Floor - Mr. Dilip Jadhav -1 Years \nFirst Floor - Details not available / \nSecond Floor - Ms. Megha -8 Months\nThird Floor - Ms. Padmini Avghade -8 Months",
  "maintenanceOfFlat": "Good"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "N.A."
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"siteMeasurement": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "No",
    "label": "No"
  },
  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
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    "value": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2014",
    "fullDate": "1/1/2014"
  },
  "planningArea": {
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    "value": "Residential"
  },
  "typeOfStructure": {
    "label": "R.C.C. Framed Structure",
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"value": "R.C.C._Framed_Structure"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
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  "label": "Average"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "0",
  "label": "No"
},
"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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  "label": "Normal"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "label": "Ground",
  "value": "ground"
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "50",
"ageOfBuilding": "10",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "0",
"noOfDwellingUnitsInBuilding": "-"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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  "routeMapDetail": {
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      "label": "Railway Station"
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  },
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"routeLng": "73.007249",
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"routeDistance": "650M"
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    null
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "dc43x9",
    "name": "dc43x9",
    "image": "cases/665ff097b33b3015bdcf99b0/
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  }
]
},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "number": "2306623",
  "dayCount": "1",
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"rateVerify": {
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    "status": true
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "label": "Window",
  "floorsCompleted": "",
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  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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      "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
  }
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externallmg_1717610417175_image.jpeg",
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  "societyNameBoardImage": [],
  "compositionImages": []
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    "max": "22223.00"
  },
  "builtUpRateRange": {
    "min": "17372.00",
    "max": "18519.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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"title": "Showcases",
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"estimatedValue": "0.00",
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"isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "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
}
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},
"potentialValue": {
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "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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"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "366.00",
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "665ff097b33b3015bdcf99b0",
"ownerName": "Mr. Ghanshyam Singh Chauhan ",
"ownerPhoneNo": "9769359585",
"fullAddress": "Residential Flat No. SS-I / 1018, Ground Floor, Plot No. 28, Sector 4,
Near Bank of India, Village - Koparkhairane, Navi Mumbai, Taluka - Thane, District -
Thane, PIN Code - 400 709, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "15/04/2024",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mr. Sanjay B. Molavade",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Ghanshyam Singh Chauhan & Mrs. Santosh Kanwar w/o. Mr.
Ghanshyam Singh Chauhan",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "8009/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "983169",
    "path": "cases/665ff097b33b3015bdcf99b0/
document_1717563537508_407765.pdf",
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"fileName": "document_1717563537508_407765.pdf"
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{
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "15/02/2024",
    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "NMMC / TPD / BP / Case No. 17456 / 4698 / 2014"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/665ff097b33b3015bdcf99b0/
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"id": "547725",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Thu Jun 06 2024 17:19:04 GMT+0530 (India Standard Time)"
},
{
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    "value": "60ae124eaa6d152c1801b308",
    "label": "Building Plan"
  },
  "inputs": {
    "documentDate": "27/07/1990",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    }
  }
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"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1717674686888_CIDCO_Plan.pdf",
"path": "cases/665ff097b33b3015bdcf99b0/
document_1717674686888_CIDCO_Plan.pdf",
"id": "794734",
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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Jun 06 2024 17:21:27 GMT+0530 (India Standard Time)"
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    "label": "CIDCO Possession Letter & Receipt"
  },
  "inputs": {
    "documentDate": "18/10/2000",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    }
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1717674771076_120913.pdf",
  "path": "cases/665ff097b33b3015bdcf99b0/
document_1717674771076_120913.pdf",
  "id": "289687",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Thu Jun 06 2024 17:22:51 GMT+0530 (India Standard Time)"
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  "documentType": {
    "value": "60ae129baa6d152c1801b46b",
    "label": "CIDCO NOC Letter"
  },
  "inputs": {
    "documentDate": "05/08/2013"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "877459",
  "path": "cases/665ff097b33b3015bdcf99b0/
document_1717674863642_142377.pdf",
  "fileName": "document_1717674863642_142377.pdf"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "009095",
"createdBy": "656aa949cebbe1714411d21b",
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"caseHistory": [
  {
    "id": "149614",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jun 05 2024 10:29:03 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Ghanshyam Singh Chauhan ",
    "phone": "9769359585",
    "ownershipShare": "",
    "email": "",
    "id": "969551"
  },
  {
    "name": "Mrs. Santosh Kanwar ",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "570661"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "6660a6e01daaad305a6d660e",
    "area": "802",
    "providedByName": "Mr. Ghanshyam Singh Chauhan & Mrs. Santosh Kanwar W/O.
Mr. Mr. Ghanshyam Singh Chauhan ",
    "providedByContactNo": "9769359585"
  }
],
"composition": [
  {
    "measurementType": {
      "label": "Square Feet",
```

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    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "13.00",
  "length1": "13",
  "length2": "0",
  "width": "19.00",
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  "width2": "0",
  "totalArea": "247.00",
  "images": [],
  "finalArea": "247.00",
  "extraAreas": []
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "16.00",
  "length1": "16",
  "length2": "0",
  "width": "10.00",
  "width1": "10",
  "width2": "0",
  "totalArea": "160.00",
  "images": [],
  "finalArea": "160.00",
  "extraAreas": []
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "17.00",
  "length1": "17",
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  "width": "3.00",
  "width1": "3",
  "width2": "0",
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"totalArea": "51.00",
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
"typeofDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"selectAreaTypeDocument": "Built_Up",
"squareMeterArea": "34.00",
"totalAreaDocument": "366",
"docBultupPercentage": "",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "181567"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "225.00",
"squareMeterArea": "20.90",
"expectedRate": "22222.22",
"percentage": ""
},
"builtUpArea": {
"area": "270.00",
"squareMeterArea": "25.08",
"expectedRate": "18518.52",
"percentage": ""
},
"saleableArea": {
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"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
"_id": "66619b971daaad305a6de504",
"property": "1 RK House For Sale In Sector 6, Kopar Khairane, Navi Mumbai",
"area": "270.00",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "5000000.00",
"expectedRate": "22222.22",
"builtUpExpectedRate": "5000000.00",
"image": "cases/665ff097b33b3015bdcf99b0/
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"squareMeter": "25.08",
"id": "478215"
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{
"carpetArea": {
"area": "1439",
"squareMeterArea": "133.69",
"expectedRate": "20847.81",
"percentage": ""
},
"builtUpArea": {
"area": "1727.00",
"squareMeterArea": "160.44",
"expectedRate": "17371.16",
"percentage": ""
},
"saleableArea": {
"area": "0",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"property": "4 BHK House For Sale In Kopar Khairane, Navi Mumbai",
"area": "1727",
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"builtUpPercentage": "0",
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"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "30000000",
"expectedRate": "20847.81",
"builtUpExpectedRate": "30000000",
"image": "cases/665ff097b33b3015bdcf99b0/
indicator_1717670376461_Image.png",
"squareMeter": "160.44",
"id": "580846"
},
{
  "carpetArea": {
    "area": "300.00",
    "squareMeterArea": "27.87",
    "expectedRate": "21666.67",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "360.00",
    "squareMeterArea": "33.45",
    "expectedRate": "18055.56",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "2 BHK House For Sale In Kopar Khairane",
  "area": "300",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "6500000.00",
  "expectedRate": "21666.67",
  "builtUpExpectedRate": "18055.56",
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    "image": "cases/665ff097b33b3015bdcf99b0/
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    "id": "531457"
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"email": "",
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Name	Length	Width	Total
Composition :			
Bedroom	13'0"	19'0"	247.00
Kitchen	16'0"	10'0"	160.00
Toilet	17'0"	3'0"	51.00
Other Composition :			