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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
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    "firstName": "Mrugesh ",
    "lastName": "Thakkat",
    "mobileNo": "",
    "workMobileNo": "9869375321",
    "email": "louiswadiou@svcbank.com"
  },
  "fees": {
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  "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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"client": {
  "_id": "5fc6a0d8da3c631ed41d185c",
  "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": "Louiswadi Branch",
  "branchCode": "",
  "mobileNo": "9152800052",
  "alternateMobileNo": "",
  "email": "louiswadiou@svcbank.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Thane (West) - 400604 "
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"assetsClass": {
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  "value": "Residential"
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"type": "EMPLOYEE",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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"siteEngineer": {
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  "_id": "648fcad91b499c2d52dc86f3",
  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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"lastName": "Sarmalkar",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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  "number": "CAT-I-F-1763"
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  "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "label": "BANK"
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  "longitude": "72.88952618837357"
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  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
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  "label": true
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  "value": "",
  "label": false
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  "key": "landmark",
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  "value": "",
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  "value": "",
  "label": true
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  "value": "702",
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  "label": true
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  "value": "",
  "label": false
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Wooden Flooring"
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    "label": "Teak Wood Door frame with Solid door with safety door"
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  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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"populationGroupList": {
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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"north": "Internal Road",
"west": "Kishor Baug Hall",
"south": "Slums",
"east": "Wing - B, Building No. 2"
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"asPerDocumentAgreement": {
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"unitBoundaries": {
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"east": "Open Space",
"south": "Lift",
"west": "Passage"
},
"asPerDocument": {
"north": "Details not available",
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.CE / 3604 / BPES / AL Dated 23.11.2000 issued by Municipal Corporation of Greater Mumbai.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "There are derivations mentioned in the remarks.",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "1) At the time of visit internal renovation & furniture work is in progress.
<br />\n2) As per approved plan, the composition of flat no. 702 is 1 Bedroom + Living Room + Kitchen + Passage + Balcony. But as per site inspection, kitchen converted into bedroom and living part area converted into kitchen. At present the composition of Flat No. 702 is 2 Bedrooms + Living Room + Kitchen + 3 Toilets",
  "depreciationPercentage": "30",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "19960",
  "depreciatedBuildingRate": "1960"
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"igrRate": {
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"rate": "132030",
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"igrImage": "cases/6662d8f11daaad305a6e740b/igr_1718082137591_Image.png",
"squareMeterGuideLineRate": "138632.00",
"squareFeetGuideLineRate": "12879.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "80",
  "rate": "11295.00",
  "squareFeetGuideLineRate": "11295.00",
  "squareMeterGuideLineRate": "121580.00"
},
"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner 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 MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Renovation work is in progress"
},
"marketability": {
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    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"roof": {
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  "label": "R. C. C. Slab"
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  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2004",
  "fullDate": "1/1/2004"
},
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
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},
"materialUsedList": {
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"buildingSpecification": {
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},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
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  "label": "Normal"
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  "label": "Information not available"
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"visibleDamageInBuilding": {
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  "label": "Information not available"
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  "label": "Information not available"
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"provisionOfFirefighting": {
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    "label": "Information not available"
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  },
  "yearOfConstructionAsPer": {
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    "label": "As per occupancy certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "40",
  "ageOfBuilding": "20",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "7",
  "flatFloorNo": "7",
  "noOfLifts": "1",
  "noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Metro Station"
    },
    "routeMapImg": "cases/6662d8f11daaad305a6e740b/
routeMap_1718091725094_Image.png",
    "routeLat": "19.097816",
    "routeLng": "72.889526",
    "stationName": "Asalpha",
    "routeDistance": "1.5 Km"
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  "finalLatLng": {
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  }
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      "name": "r3ix5u",
      "image": "cases/6662d8f11daaad305a6e740b/
routeMap_1718091266727_Image.png"
    }
  ]
},
"valuation": {
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  "showcasesRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalpotentialValueRate": "0",
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  "number": "2306676",
  "dayCount": "7",
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  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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  "rccFootingFoundation": {
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    "status": true
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    "status": false
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  "fullBuildingRcc": {
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    "status": false
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    "status": false
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  "label": "Internal Plastering",
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"externalPlastering": {
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  "isHideFloor": false,
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  "status": false
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"window": {
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  "status": false
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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      "path": "cases/6662d8f11daaad305a6e740b/
externallmg_1717836710472_1717836549719_image_5.jpeg",
      "orientation": "portrait"
    }
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1717836757635_1717836603874_image_2.jpeg",
    "path": "cases/6662d8f11daaad305a6e740b/
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    "orientation": "portrait"
  },
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    "path": "cases/6662d8f11daaad305a6e740b/
externallmg_1717836821371_1717836603875_image_19.jpeg",
    "orientation": "landscape"
  },
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    "path": "cases/6662d8f11daaad305a6e740b/
externallmg_1717836806309_1717836603875_image_13.jpeg",
    "orientation": "portrait"
  },
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    "name": "externallmg_1717836714034_1717836549719_image_7.jpeg",
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    "path": "cases/6662d8f11daaad305a6e740b/
externallmg_1717836714034_1717836549719_image_7.jpeg",
    "orientation": "portrait"
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    "_id": "66641bae46c7a930aad3eb9d",
    "name": "externallmg_1717836701272_1717836549719_image_1.jpeg",
    "path": "cases/6662d8f11daaad305a6e740b/
externallmg_1717836701272_1717836549719_image_1.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "66641bae46c7a930aad3eba1",
    "name": "externallmg_1717836710472_1717836549719_image_5.jpeg",
    "path": "cases/6662d8f11daaad305a6e740b/
externallmg_1717836710472_1717836549719_image_5.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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    "min": "13049.00",
    "max": "22904.00"
  },
  "builtUpRateRange": {
    "min": "10874.00",
    "max": "19087.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
  }
}
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  "ratePerUnit": "0.00",
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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",
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"estimatedValue": "0.00",
"status": true,
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "415.00",
"empanelmentNo": [
  "CO/Tec/BUS/526/ 20-21(L&B)"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "6662d8f11daaad305a6e740b",
"ownerName": "Mr. Lalji Murji Bhanushali & Mrs. Varsha Lalji Bhanushali ",
"ownerPhoneNo": "9930395454",
"fullAddress": "Residential Flat No. 702, 7th Floor, Building No 5, Wing - A, Shangrila
Co.-Op. Hsg. Soc. Ltd., , Shethia Nagar, Sakinaka , 90 Feet Road, Village - Mohili ,
Taluka - Kurla, District - Mumbai Suburban, PIN Code - 400 072, State - Maharashtra,
India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "08/01/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Suresh Mulji Amal & Mrs. Daksha Suresh Amal ",
      "to": {
        "value": "transferee",
        "label": "transferee"
      }
    }
  }
],
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"transferee": "Mr. Lalji Murji Bhanushali & Mrs. Varsha Lalji Bhanushali ",
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"No": "574/2024"
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"fileName": "document_1717754076161_SVC_luiswadi.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "23/11/2000",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 3604 / BPES / AL"
},
"isHardCopy": false,
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"fileName": "document_1717754967073_scan_plan0050_compressed.pdf"
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    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "06/01/2004",
    "nameOfApprovingAuthority": {
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    "label": "No"
  },
  "No": "CE / 3613 / BPES / AL"
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"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Tue Jun 11 2024 12:37:15 GMT+0530 (India Standard Time)"
}
],
"assignmentType": {
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  "label": "Retail"
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"caseNumber": "009163",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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    "id": "963463",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jun 07 2024 15:24:57 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Lalji Murji Bhanushali & Mrs. Varsha Lalji Bhanushali ",
    "phone": "9930395454",
    "ownershipShare": "",
    "email": "",
    "id": "869764"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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  "label": "Square Feet"
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"name": "Living Room",
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"length1": "15",
"length2": "00",
"width": "7.00",
"width1": "7",
"width2": "00",
"totalArea": "105.00",
"images": [],
"extraAreas": [],
"finalArea": "105.00"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "8.00",
  "length1": "8",
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  "width1": "11",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
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  "width2": "00",
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  "extraAreas": [],
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    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "",
  "length1": "5",
  "length2": "0",
  "width": "",
  "width1": "4",
  "width2": "0",
  "totalArea": "20.00",
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  "finalArea": "20.00",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
```

```
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "",
  "length1": "3",
  "length2": "0",
  "width": "",
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  "width2": "0",
  "totalArea": "18.00",
  "images": [],
  "finalArea": "18.00",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Passage",
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  "length1": "6",
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  "width2": "00",
  "totalArea": "36.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "9",
  "name": "Passage",
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  "length2": "0",
  "width": "",
  "width1": "1",
  "width2": "0",
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"totalArea": "7.00",
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"finalArea": "7.00",
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    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "38.55",
    "totalAreaDocument": "415",
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    "docFinalBUILTUp": "498.00",
    "docFinalBUILTUpSquareMeter": "46.27",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "795068"
  }
]
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}
],
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      "squareMeterArea": "37.63",
      "expectedRate": "22222.22",
      "percentage": ""
    },
    "builtUpArea": {
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      "squareMeterArea": "45.15",
      "expectedRate": "18518.52",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "saleablePercentage": "0",
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    "areaType": "Built_Up",
    "floor": "",
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    "expectedPrice": "9000000",
    "expectedRate": "22222.22",
    "builtUpExpectedRate": "9000000",
    "image": "cases/6662d8f11daaad305a6e740b/
indicator_1718081585424_Image.png",
    "squareMeter": "45.15",
    "id": "397801"
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  {
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      "area": "310.00",
      "squareMeterArea": "28.80",
      "expectedRate": "22903.23",
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    "percentage": ""
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    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
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  "squareMeter": "28.80",
  "id": "521050"
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  "builtUpArea": {
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  },
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externallmg_1717836767636_1717836603875_image_6.jpeg",
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  "path": "cases/6662d8f11daaad305a6e740b/
externallmg_1717836806309_1717836603875_image_13.jpeg",
  "orientation": "portrait"
}
```



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    "orientation": "portrait"
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    "path": "cases/6662d8f11daaad305a6e740b/
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    "orientation": "portrait"
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  "orientation": "portrait"
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"externalDocuments": [],
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    "filename": "1718082252987_Calculation_2_lalji.xlsx",
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},
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],
"leadRemarks": [],
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    "lastName": "Sarmalkar",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
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  "note": "value shared with banker",
  "taskId": "6662d8f8732c0830539ded76",
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}
],
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"updatedAt": "2024-06-11T09:23:44.155Z",
"__v": 0,
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"addressForMap": "",
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"contactPersonName": "Mr. Raju Bhanushali",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner's Son",
"siteVisitContactNo": "9372882077",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 415.00",
"flatRate": "20800",
"landOtherRate": "18000",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
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"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 3 Passage + 2 Toilet",
"carpetTotal": "471",
"otherCarpetTotal": "0.00",
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"finalCarpetArea": "471.00",
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"toBeAdded": "",
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"finalSaleablePercentage": "0",
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    "value": "Free_Hold"
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    "leaseRent": "",
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    "leaseFrom": "",
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"siteVisitDate": "2024-06-08"
}

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Name	Length	Width	Total
Composition :			
Living Room	15'00"	7'00"	105.00
Bedroom	8'00"	11'00"	88.00
Bedroom	11'00"	11'00"	121.00
Kitchen	7'00"	7'00"	49.00
Passage	5'0"	4'0"	20.00
Toilet	3'0"	6'0"	18.00
Passage	6'00"	6'00"	36.00

Passage	7'0"	1'0"	7.00
Toilet	3'00"	9'00"	27.00
Other Composition :			