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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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    "value": "Direct"
  },
  "purposeOfValuation": {
    "label": "Housing Loan",
    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856bb60"
    },
    "type": "CREDITOFFICER",
    "_id": "6526806e703d7c40db9adf56",
    "firstName": "Mane",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8108129226",
    "email": "jagruti.raut@janasevabank.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "5000000",
    "discussWithPerson": "Mane",
    "expectedFees": 2500,
    "quotedAmount": ""
  },
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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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": {
  "_id": "5fc6a0d8da3c631ed41d1836",
  "type": "BANK",
  "name": "Janaseva Sahakari Bank",
  "displayName": "Janaseva Sahakari Bank",
  "initial": "JSB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856bb60",
  "branchCode": "0000010",
  "type": "BRANCH",
  "name": "Bhayander (East) Branch",
  "email": "jagruti.raut@janasevabank.in",
  "mobileNo": "02228171617",
  "alternateMobileNo": "02228171618",
  "address": "Janki Avaneue 1st floor, phatak road, Bhayander East Thane-401105",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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"staff": {
  "pickupPerson": {
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
"firstName": "Amit",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
"profilePhoto": "users/659ccce98f39506e83489828/
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},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "64c777a8a5c3051014f4dd1f",
"role": "SITEENGINEER",
"firstName": "Pratik",
"email": "pratikjain2277@gmail.com",
"lastName": "Jain",
"mobileNo": "9619286285",
"designation": "",
"shortName": "Pratik",
"workWithDocumentMaker": "6006d4ce5080a310ac1fdcf2"
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"rateVerifier": {
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"_id": "5fc78e26625ecd20ec1f88e9",
"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
"workWithDocumentMaker": "1",
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"designation": ""
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"role": "MAKER",
"firstName": "Pradnya ",
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"designation": ""
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"checker": {
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  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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  {
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        "label": "Registered Valuer"
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      "title": {
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  "title": {
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "73.08993498154484"
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    }
  ],
  "visitedDate": [
    {
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      "dateTime": "2024-06-08",
      "remark": "MANUAL_IN_TASK"
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  ]
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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  "label": false
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  "value": "Thane ",
  "label": true
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  "key": "city",
  "value": "Bhayander (East), Thane ",
  "label": false
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  "key": "tahasilNo",
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"label": true
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
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  "label": true
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  "key": "SRO",
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  "label": false
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  "name": "Police Station(P.S)",
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  "label": false
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  "name": "Gut No.",
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  "value": "PIN - 401 105",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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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"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Casting_Capping_Electrical_wiring",
    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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  "finishing": {
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    "label": "Cement Plastering"
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}
},
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
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    "west": "Internal Road & Tridev Apartment ",
    "south": "Blossom School ",
    "east": "Jagruti Building "
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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  "unitBoundaries": {
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      "west": "",
      "south": "",
      "east": ""
    },
    "asPerDocument": {
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      "west": "",
      "south": "",
      "east": ""
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  },
}
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"isDisplay": false,
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per Index II Built Up Area is 316.00 Sq. Ft. and as per Agreement Super Built Up Area is 395.00 Sq. Ft. For the purpose of valuation we have considered least area i.e. Built Up Area as per Index II. ",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "7400",
  "depreciatedBuildingRate": "2500"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "69800",
  "landRate": "24800",
  "igrImage": "cases/6662f3f5732c0830539e0754/igr_1718260032892_Image.png",
  "squareMeterGuideLineRate": "69800.00",
  "squareFeetGuideLineRate": "6485.00"
},
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"igrFinalRate": {
  "floorRatePercentage": "0",
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  "rate": "5439.00",
  "squareMeterGuideLineRate": "58550.00",
  "squareFeetGuideLineRate": "5439.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "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 MBMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
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"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1999",
  "fullDate": "1/1/1999"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
}
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    },
    "isSiteVisitAllowed": true,
    "totalLifeBuilding": "60",
    "estimatedAge": "35",
    "ageOfBuilding": "25",
    "noOfBasement": "",
    "noOfPodium": "",
    "noOfAmenityFloors": "",
    "noOfFloors": "3",
    "flatFloorNo": "Ground",
    "noOfLifts": "",
    "noOfDwellingUnitsInBuilding": "3"
  },
  "finalPlinthArea": {
    "area": "316.00",
    "areaType": "Built Up",
    "measurementType": "Sq. Ft.",
    "areaAsPer": "Area as per Agreement For Sale"
  },
  "routeMap": {
    "routeMapDetail": {
      "routeStation": {
        "value": "Railway_Station",
        "label": "Railway Station"
      },
      "routeMapImg": "cases/6662f3f5732c0830539e0754/
routeMap_1718264064702_Image.png",
      "routeLat": "19.303032",
      "routeLng": "72.855613",
      "stationName": "Bhayander ",
      "routeDistance": "950 Mtrs. "
    },
    "finalLatLng": {
      "coordinates": [
        null,
        null
      ],
      "type": "Point"
    },
    "showLocation": {
      "latLng": true,
      "finallatLng": true
    },
    "locationMapImg": [
      {
        "id": "kehyxj",
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    "name": "kehyxj",
    "image": "cases/6662f3f5732c0830539e0754/
routeMap_1718263954974_Image.png"
  }
]
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "2338400.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "2338400.00"
},
"outward": {
  "status": true,
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"monthCount": "161",
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  "status": false
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"internalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPainting": {
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"status": false
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"floorsCompleted": "",
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  "orientation": "portrait"
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  "name":
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  "orientation": "landscape"
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  "name":
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  "path": "cases/6662f3f5732c0830539e0754/
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "name":
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    "orientation": "portrait"
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    "name":
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    "path": "cases/6662f3f5732c0830539e0754/
externallmg_1717990716012_WhatsApp_Image_20240609_at_182924_1.jpeg",
    "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "max": "10546.00"
  },
  "builtUpRateRange": {
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    "max": "8788.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "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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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
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"ratePerUnit": "0.00",
"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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
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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",
"type": "CASE",
"leadType": {
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"label": "Lead",
"value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "316.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "6662f3f5732c0830539e0754",
"ownerName": "Mr. Awadh Kishor R. Gupta ",
"ownerPhoneNo": "9167880479",
"appAddress": "FLAT NO 05 GROUND FLOOR C WING OM SURAJ COMPLEX CO
OP HSG LTD KHARI VILLAGE BHAYNDER EAST THANE ",
"remark": "",
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    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "21/03/2007",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Shri. Shyamnaval R. Mishra ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Awadh Kishor R. Gupta ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "5200 / 2007"
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    "fileName":
"document_1717760843786_1717760694620_awadhh_gupta_agreement.pdf"
  }
],
"caseNumber": "009168",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "507062",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jun 07 2024 17:20:13 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Awadh Kishor R. Gupta ",
    "phone": "9167880479",
    "ownershipShare": "",
    "email": "",
    "id": "791872"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "5",
    "name": "Living Room",
    "length": "16.00",
    "length1": "16",
    "length2": "00",
    "width": "8.58",
    "width1": "8",
    "width2": "7",
    "totalArea": "137.33",
    "images": [],
    "finalArea": "137.33",
    "extraAreas": []
  }
]
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},
{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "4.92",
  "width1": "4",
  "width2": "11",
  "totalArea": "34.01",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.01"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "WC",
  "length": "3.17",
  "length1": "3",
  "length2": "2",
  "width": "3.33",
  "width1": "3",
  "width2": "4",
  "totalArea": "10.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.56"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
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"width2": "00",
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"images": [],
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "8.33",
  "width1": "8",
  "width2": "4",
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  "images": [],
  "extraAreas": [],
  "finalArea": "61.81"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "29.36",
    "totalAreaDocument": "316",
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    "docFinalBuiltUp": "0.00",
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"docSaleablePercentage": "0",
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    "label": "Square Feet"
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  "docFinalBultUpSquareMeter": "0.00",
  "docSaleablePercentage": "",
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  "docFinalSaleableSquareMeter": "0.00",
  "id": "902234"
}
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"images": [],
"indicatorArr": [
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      "squareMeterArea": "32.52",
      "expectedRate": "10000.00",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "420.00",
      "squareMeterArea": "39.02",
      "expectedRate": "8333.33",
      "percentage": "20"
    },
    "saleableArea": {
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      "expectedRate": "0.00",
      "percentage": ""
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  }
]
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"printlnReport": true,
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"property": "Flat",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "3500000",
"expectedRate": "10000.00",
"builtUpExpectedRate": "8333.33",
"image": "cases/6662f3f5732c0830539e0754/
indicator_1718259461843_Image.png",
"squareMeter": "32.52",
"id": "430998"
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{
  "carpetArea": {
    "area": "275.00",
    "squareMeterArea": "25.55",
    "expectedRate": "10545.45",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "330.00",
    "squareMeterArea": "30.66",
    "expectedRate": "8787.88",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
  "_id": "666a91dcfad8e879fe3e160f",
  "property": "Flat",
  "area": "330",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
```



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"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "2900000",
"expectedRate": "10545.45",
"builtUpExpectedRate": "2900000",
"image": "cases/6662f3f5732c0830539e0754/
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"squareMeter": "30.66",
"id": "132428"
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"carpetArea": {
"area": "275.00",
"squareMeterArea": "25.55",
"expectedRate": "10545.45",
"percentage": ""
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"builtUpArea": {
"area": "330.00",
"squareMeterArea": "30.66",
"expectedRate": "8787.88",
"percentage": "20"
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"saleableArea": {
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"saleablePercentage": "0",
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"expectedPrice": "2900000",
"expectedRate": "10545.45",
"builtUpExpectedRate": "2900000",
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"squareMeter": "30.66",
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externalImg_1717990701566_WhatsApp_Image_20240609_at_182909_1.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6666752e46c7a930aad428a7",
    "name":
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    "path": "cases/6662f3f5732c0830539e0754/
externalImg_1717990701569_WhatsApp_Image_20240609_at_182909.jpeg",
    "orientation": "portrait"
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  {
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    "status": false,
    "_id": "6666752e46c7a930aad428a8",
    "name":
"externalImg_1717990701662_WhatsApp_Image_20240609_at_182913.jpeg",
    "path": "cases/6662f3f5732c0830539e0754/
externalImg_1717990701662_WhatsApp_Image_20240609_at_182913.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6666752e46c7a930aad428a9",
    "name":
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    "path": "cases/6662f3f5732c0830539e0754/
externalImg_1717990701674_WhatsApp_Image_20240609_at_182914_1.jpeg",
    "orientation": "portrait"
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Op. Hsg. Soc. Ltd. , Bose Bhavan, Village - Khari, Taluka - Thane , District - Thane ,
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Name	Length	Width	Total
Composition :			
Living Room	16'00"	8'7"	137.33
Passage	6'11"	4'11"	34.01
WC	3'2"	3'4"	10.56
Bathroom	3'00"	3'00"	9.00
Kitchen	7'5"	8'4"	61.81
Other Composition :			