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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Ashish",
    "type": "CREDITOFFICER",
    "_id": "65f28ad9857bdc098a9e243b",
    "lastName": "Naik",
    "mobileNo": "",
    "workMobileNo": "9702706656",
    "email": "1bo0066@pnb.co.in"
  },
  "fees": {
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    "expectedFees": null,
    "quotedAmount": "3500"
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"organization": {
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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"
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"client": {
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  "type": "BANK",
  "name": "Punjab National Bank",
  "displayName": "Punjab National Bank",
  "initial": "PNB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Kurla West",
  "branchCode": "0066",
  "mobileNo": "02226505117",
  "alternateMobileNo": "02226503644",
  "email": "bo0066@pnb.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Punjab National Bank\nGazal (Gol) Building, Belgrami Road\nKurla
West, Mumbai - 400070"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
  "_id": "60f7fcadf3dd69653a58d9d7",
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    "type": "EMPLOYEE",
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
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  "workWithDocumentMaker": ""
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
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          "label": "Wealth Tax"
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      "PANNo": "AEAPC7114Q",
      "role": "VALUER",
      "firstName": "Sharadkumar",
      "fatherName": "Baburao",
      "email": "cmd@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9422171100",
      "designation": "CMD",
      "registrationNo": [
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          "title": {
            "value": "Wealth_Tax",
            "label": "Wealth Tax"
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  "longitude": "73.0903811010529"
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "Maharashtra",
    "label": true
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    "key": "country",
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    "label": false
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    "key": "village",
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
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  "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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  "label": false
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  "label": false
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  "value": "",
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  "label": false
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  "value": "",
  "label": false
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    "value": "rcc_Slab"
  },
  "flooring": {
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    "value": "VerifiedTileFlooring"
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  "doors": {
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    "value": "Teak_Wood_Door_frame_with_Solid_door_with_safety_door"
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  "windows": {
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    "value": "Powder_coated_Aluminum_sliding_windows"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering"
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"asPerActualAgreement": {
  "north": "Silicon Residency",
  "west": "Internal Road & Balaji Shrishti Building",
  "south": "Road",
  "east": "Road & Pratik Harmony Building"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "west": "roas",
    "south": "701",
    "east": "lift"
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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  },
  "taxies": {
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  }
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"auto": {
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"privateCars": {
  "title": "Private Cars"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. CIDCO /
BP - 10473 / TPO (NM & K) / 2015 / 638 dated 11.06.2015 issued by CIDCO",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "N.A.",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationPercentage": "13.5",
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "15135.5",
  "depreciatedBuildingRate": "2335.5"
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  "propertyName": "Residential",
  "rate": "90200",
  "landRate": "31600",
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  "squareMeterGuideLineRate": "94710.00",
  "squareFeetGuideLineRate": "8799.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "91",
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  "squareFeetGuideLineRate": "8271.00",
  "squareMeterGuideLineRate": "89030.00"
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"label": "Medium"
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"propertyTypeOfUseList": {
  "label": "Residential Purpose",
  "value": "Residential_Purpose"
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"propertyOccupiedByList": {
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  "value": "Tenant_Occupied"
},
"monthlyRent": "18,000/- Present rental income per month",
"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 CIDCO norms",
"tenantName": "Farida Khan",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
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  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "value": "Yes"
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"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
  "label": "Completed",
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  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2015",
  "fullDate": "1/1/2015"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "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": {
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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"protAgainstNatDis": {
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  "label": "Information not available"
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"sewerageSystem": {
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"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "label": "No",
  "value": "0"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Part Ground + Part Stilt",
  "value": "Part_Ground_and_Part_Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
"noOfBasement": "0",
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"noOfPodium": "0",
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"noOfFloors": "14",
"flatFloorNo": "7",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
  "area": "590.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/667fb2485bd38b1cdc57e963/
routeMap_1719917544977_Image.png",
    "routeLat": "19.035995",
    "routeLng": "73.090103",
    "stationName": "Mansarovar",
    "routeDistance": "4.0 Km."
  },
  "finalLatLng": {
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    ],
    "type": "Point"
  },
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    "finallatLng": true
  },
  "locationMapImg": [
    {
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      "name": "2eumw",
      "image": "cases/667fb2485bd38b1cdc57e963/
routeMap_1719917492060_Image.png"
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  ]
},
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
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  "bookValue": "2749050.00",
  "finalValue": "7446912.00",
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"amount": "19,00,000.00",
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  "value": "Builder",
  "label": "Builder"
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"Builder": "M/s. Platinum Spaces",
"to": {
  "value": "purchaser",
  "label": "purchaser"
},
"purchaser": "Mrs. Laxmina Dev Raj Gupta, Mr. Gupta Ramdayal Devraj & Mr.
Gupta Dindayal Devraj",
"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "12160/2012"
}
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "label": "Window",
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"percentage": "0.00",
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  "status": false
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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}
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
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},
"reportImages": {
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
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      "name":
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      "path": "cases/667fb2485bd38b1cdc57e963/
externalImg_1719917317363_WhatsApp_Image_20240702_at_40055_PM.jpeg",
      "orientation": "portrait"
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  "externalPhotos": [
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/667fb2485bd38b1cdc57e963/
externallmg_1719917317698_WhatsApp_Image_20240702_at_40056_PM.jpeg",
    "orientation": "portrait"
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    "name":
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    "orientation": "portrait"
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    "path": "cases/667fb2485bd38b1cdc57e963/
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    "orientation": "portrait"
  }
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"compositionImages": [
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    "name": "Living Room",
    "path": "cases/667fb2485bd38b1cdc57e963/
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    "orientation": "portrait"
  }
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{
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  "name": "Living Room",
  "path": "cases/667fb2485bd38b1cdc57e963/
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  "name": "Living Room",
  "path": "cases/667fb2485bd38b1cdc57e963/
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  "name": "Living Room",
  "path": "cases/667fb2485bd38b1cdc57e963/
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  "orientation": "portrait"
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"indicatorRange": {
  "carpetRateRange": {
    "min": "14629.00",
    "max": "15663.00"
  },
  "builtUpRateRange": {
    "min": "12191.00",
    "max": "13052.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
}
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    "status": true,
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    "quantity": "0.00",
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"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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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "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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  "value": "LEAD"
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"isExternalReport": false,
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"isAdvanceInvoice": false,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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Dindayal Devraj",
"ownerPhoneNo": "9819462178",
"appAddress": "Flat no. 706, 7th Floor, Platinum Avior, Sector 20, Kamboli, Navi
Mumbai ",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
  },
  "inputs": {
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"documentDate": "13/12/2012",
"amount": "19,00,000.00",
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"Builder": "M/s. Platinum Spaces",
"to": {
  "value": "purchaser",
  "label": "purchaser"
},
"purchaser": "Mrs. Laxmina Dev Raj Gupta, Mr. Gupta Ramdayal Devraj & Mr.
Gupta Dindayal Devraj",
"number": {
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  "label": "Document No"
},
"Document_No": "12160/2012"
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document_1719644634587_1719644506720_PNB_Kurla_West_Laxmina_Gupta.pdf",
"fileName":
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{
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  },
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      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
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      "label": "Document No"
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  },
  "isHardCopy": false,
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    "uploadedBy": "627221f4afd7d55eddeddcb4",
    "createdAt": "Tue Jul 02 2024 16:44:23 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "11/06/2015",
      "nameOfApprovingAuthority": {
        "value": "CIDCO",
        "label": "CIDCO"
      },
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "CIDCO / BP - 10473 / TPO (NM & K) / 2015 / 638"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1719918900518_154262.pdf",
    "path": "cases/667fb2485bd38b1cdc57e963/
document_1719918900518_154262.pdf",
    "id": "918571",
    "uploadedBy": "627221f4afd7d55eddeddcb4",
    "createdAt": "Tue Jul 02 2024 16:45:00 GMT+0530 (India Standard Time)"
  }
],
"caseNumber": "009626",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "503992",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jun 29 2024 12:35:44 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
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"name": "Mrs. Laxmina Dev Raj Gupta, Mr. Gupta Ramdayal Devraj & Mr. Gupta
Dindayal Devraj",
"phone": "9819462178",
"ownershipShare": "",
"email": "",
"id": "768122"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
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"value": "Square_Feet",
"label": "Square Feet"
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"id": "415272",
"name": "Living Room",
"length": "10.67",
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"length2": "8",
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"width1": "11",
"width2": "7",
"totalArea": "123.55",
"images": [],
"extraAreas": [],
"finalArea": "123.55"
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Passage",
"length": "4.42",
"length1": "4",
"length2": "5",
"width": "8.33",
"width1": "8",
"width2": "4",
"totalArea": "36.81",
"images": [],
"extraAreas": [],
"finalArea": "36.81"
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  "length1": "8",
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  "width1": "2",
  "width2": "10",
  "totalArea": "24.79",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.79"
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "8.83",
  "length1": "8",
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  "width": "6.75",
  "width1": "6",
  "width2": "9",
  "totalArea": "59.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "59.62"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "9.17",
  "length1": "9",
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"length2": "2",
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"width1": "9",
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"finalArea": "88.61"
},
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "8.75",
  "width1": "8",
  "width2": "9",
  "totalArea": "105.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "105.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "6.67",
  "length1": "6",
  "length2": "8",
  "width": "3.83",
  "width1": "3",
  "width2": "10",
  "totalArea": "25.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.56"
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{
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"measurementType": {
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  "label": "Square Feet"
},
"id": "7",
"name": "Toilet",
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"length1": "7",
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"width2": "00",
"totalArea": "28.00",
"images": [],
"extraAreas": [],
"finalArea": "28.00"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Terrace",
    "value": "Terrace"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "4.50",
  "length1": "4",
  "length2": "6",
  "width": "6.75",
  "width1": "6",
  "width2": "9",
  "totalArea": "30.37",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.37",
  "percentageBeforeTotal": "30.37",
  "percentage": "100"
},
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{
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    "value": "Carpet"
  },
  "name": {
    "label": "Terrace",
    "value": "Terrace"
  },
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    "label": "Square Feet"
  },
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  "length": "4.50",
  "length1": "4",
  "length2": "6",
  "width": "9.67",
  "width1": "9",
  "width2": "8",
  "totalArea": "43.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "43.5",
  "percentageBeforeTotal": "43.50",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "235546",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "492",
    "squareMeterArea": "45.71",
    "docFinalBuiltUp": "590.4",
    "docFinalBuiltUpSquareMeter": "54.852000000000004",
    "docBuiltupPercentage": "20",
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    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
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    "carpetArea": {
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      "squareMeterArea": "38.74",
      "expectedRate": "14628.30",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "500.40",
      "squareMeterArea": "46.49",
      "expectedRate": "12190.25",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
    "_id": "6683a2e377dbb210f4f3433d",
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Ltd., Plot No. 24 & 24A, Sector 20, Village - Roadpali, Kalamboli, Taluka - Panvel,
District - Raigad, Navi Mumbai, PIN Code - 410 218, State - Maharashtra, India",
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Name	Length	Width	Total
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Living Room	10'8"	11'7"	123.55
Passage	4'5"	8'4"	36.81
Passage	8'9"	2'10"	24.79
Kitchen	8'10"	6'9"	59.62
Bedroom	9'2"	9'8"	88.61
Bedroom	12'00"	8'9"	105.00
Toilet	6'8"	3'10"	25.56
Toilet	7'00"	4'00"	28.00
Other Composition :			
Terrace	4'6"	6'9"	30.37
Terrace	4'6"	9'8"	43.50