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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "CA Abhishek ",
    "type": "CREDITOFFICER",
    "_id": "667eb37fd0c6b61ce5481531",
    "email": "tardeoroad.mumbaisouth@bankofindia.co.in",
    "lastName": "Bhatia",
    "mobileNo": "",
    "workMobileNo": "9810643480"
  },
  "fees": {
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "initial": "BOI",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
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  "email": "tardeoroad.mumbaisouth@bankofindia.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Everest Building, Tardeo Mumbai 400034"
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"zone": {
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"role": "PICKUPPERSON",
"firstName": "NIDHI",
"email": "nidhi.kajwe97@gmail.com",
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"shortName": "NIDHI",
"workWithDocumentMaker": ""
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"type": "EMPLOYEE",
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"role": "SITEENGINEER",
"firstName": "Nikhil ",
"email": "valtechnical2022@gmail.com",
"lastName": "Sonawane",
"mobileNo": "9819470709",
"designation": "",
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"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Prajakta",
"email": "prajakta@vastukala.org",
"lastName": "Patil",
"mobileNo": "9769797568",
"designation": "",
"shortName": "P",
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  },
  {
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    "role": "VALUER",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        }
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        "_id": "60af80072ffdf65bcd658651",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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    "dateTime": "2024-07-26",
    "remark": "MANUAL_IN_TASK"
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    "dateTime": "2024-07-27",
    "remark": "MANUAL_IN_TASK"
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    "label": true
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  "value": "",
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  "key": "newSurveyNumber",
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  "value": "",
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  "label": false
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  "key": "postalCode",
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  "value": "Bhiwandi",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Cement Plastering"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Bhiwandi Nizampur Municipal Council"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Open Plot",
    "south": "Internal Road",
    "east": "Wing A - 2 & Road"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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      "south": "Flat No. 305",
      "west": "Flat No. 307"
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. T.P. 1517
dated 09.11.1993 issued by Bhiwandi Nizampur Municipal Council",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "depreciationPercentage": "46.50000000000001",
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  "depreciatedCostOfConstruction": "5037.5",
  "depreciatedBuildingRate": "1337.4999999999998"
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  "squareMeterGuideLineRate": "29155.00",
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"igrFinalRate": {
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  "rate": "2088.00",
  "squareFeetGuideLineRate": "2088.00",
  "squareMeterGuideLineRate": "22473.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "6,300/- Expected 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 Bhiwandi Nizampur Municipal Council norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developing Area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
  },
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1993",
  "fullDate": "1/1/1993"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
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"materialUsedList": {
  "value": "Good",
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"buildingSpecification": {
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  "label": "Standard"
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"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": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
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  "label": "Yes"
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  "value": "1",
  "label": "Yes"
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    "value": "ground",
    "label": "Ground"
  },
  "yearOfConstructionAsPer": {
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    "label": "As per occupancy certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "29",
  "ageOfBuilding": "31",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "3",
  "flatFloorNo": "3",
  "noOfLifts": "",
  "noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "600.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1722195425236_Image.png",
    "routeLat": "19.308791",
    "routeLng": "73.055248",
    "stationName": "Bhiwandi Road",
    "routeDistance": "6.1 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "type": "Point"
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"showLocation": {
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    "image": "cases/669bb1d2ac43b53f525be163/
routeMap_1722195375128_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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"rateVerify": {
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    "status": true
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  "rccPlinth": {
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  "isHideFloor": false,
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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},
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  ],
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    "name": "Living Room",
    "path": "cases/669bb1d2ac43b53f525be163/
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "66a47f9c8b202f344c31a597",
    "name": "Living Room",
    "path": "cases/669bb1d2ac43b53f525be163/
externallmg_r_1722056588636_1722056479919_image_7.jpg",
    "orientation": "portrait"
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    "name": "Living Room",
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externallmg_r_1722056589166_1722056479919_image_8.jpg",
    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/669bb1d2ac43b53f525be163/
externallmg_r_1722056591696_1722056479919_image_11.jpg",
    "orientation": "portrait"
  }
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},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "7715.00"
  },
  "builtUpRateRange": {
    "min": "5000.00",
    "max": "6429.00"
  },
  "saleableRateRange": {
    "min": "5358.00",
    "max": "5358.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
  }
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  "isEditable": true
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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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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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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  "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,
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"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
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"finalValuationArea": "600.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "669bb1d2ac43b53f525be163",
"ownerName": "Mr. Rajeev Ramlakhan Purbe",
"ownerPhoneNo": "9320091001",
"appAddress": "Flat No A/306 Adarsh Park 476 Kasar Alley Bhiwandi",
"remark": "Sudhakar Dattatray Mhatre",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "18/05/2011",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mr. Sudhakar Dattatray Mhatre",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Rajeev Ramlakhan Purbe",
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"number": {
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  "label": "Document No"
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"Document_No": "3977/2011"
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"isHardCopy": false,
"displayStatus": true,
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"fileName":
"document_1721479418238_1721479310951_adrsh_park_agreement__1.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "20/06/1990",
    "nameOfApprovingAuthority": {
      "value": "Bhiwandi_Nizampur_Municipal_Council",
      "label": "Bhiwandi Nizampur Municipal Council"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "101"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1722197022521_81447.pdf",
  "path": "cases/669bb1d2ac43b53f525be163/
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Mon Jul 29 2024 01:33:42 GMT+0530 (India Standard Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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"documentDate": "09/11/1993",
"nameOfApprovingAuthority": {
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  "label": "Bhiwandi Nizampur Municipal Council"
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"number": {
  "value": "Document_No",
  "label": "Document No"
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"Document_No": "T.P. 1517 "
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/669bb1d2ac43b53f525be163/
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"id": "633063",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Mon Jul 29 2024 01:34:36 GMT+0530 (India Standard Time)"
}
],
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"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
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    "id": "700284",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jul 20 2024 18:17:14 GMT+0530 (India Standard Time)"
  }
]
},
"owners": [
  {
    "name": "Mr. Rajeev Ramlakhan Purbe",
    "phone": "9320091001",
    "ownershipShare": "",
    "email": "",
    "id": "328258"
  }
]
},
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "831555",
  "name": "Kitchen",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "80.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "80.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "1",
  "name": "Passage",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
  "width": "6.08",
  "width1": "6",
  "width2": "1",
  "totalArea": "25.35",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.35"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "Bathroom",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
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"totalArea": "24.00",
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"extraAreas": [],
"finalArea": "24.00"
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    "label": "Square Feet"
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  "name": "WC",
  "length": "3.17",
  "length1": "3",
  "length2": "2",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "13.46",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.46"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "12.42",
  "length1": "12",
  "length2": "5",
  "width": "10.08",
  "width1": "10",
  "width2": "1",
  "totalArea": "125.20",
  "images": [],
  "extraAreas": [],
  "finalArea": "125.20"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },

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"id": "5",
"name": "Living Room",
"length": "11.42",
"length1": "11",
"length2": "5",
"width": "13.50",
"width1": "13",
"width2": "6",
"totalArea": "154.12",
"images": [],
"extraAreas": [],
"finalArea": "154.12"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "7.17",
  "length1": "7",
  "length2": "2",
  "width": "6.42",
  "width1": "6",
  "width2": "5",
  "totalArea": "45.99",
  "images": [],
  "extraAreas": [],
  "finalArea": "45.99"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "882681",
    "selectAreaTypeDocument": "Built_Up",
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"totalAreaDocument": "600",
"squareMeterArea": "55.74",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBuiltupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "303.33",
"squareMeterArea": "28.18",
"expectedRate": "6593.48",
"percentage": ""
},
"builtUpArea": {
"area": "364.00",
"squareMeterArea": "33.82",
"expectedRate": "5494.51",
"percentage": "20"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printInReport": true,
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"property": "Sai Prasad, Gokul Nagar, Bhiwandi",
"area": "364",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "2000000",
"expectedRate": "6593.48",
"builtUpExpectedRate": "2000000",
"image": "cases/669bb1d2ac43b53f525be163/
indicator_1722193857116_Image.png",
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"id": "805231"
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{
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    "squareMeterArea": "38.71",
    "expectedRate": "5999.95",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "46.45",
    "expectedRate": "5000.00",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "area": "500",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "2500000",
  "expectedRate": "5999.95",
  "builtUpExpectedRate": "2500000",
  "image": "cases/669bb1d2ac43b53f525be163/
indicator_1722193915792_Image.png",
  "squareMeter": "46.45",
  "id": "471350"
},
{
  "carpetArea": {
    "area": "833.33",
    "squareMeterArea": "77.42",
    "expectedRate": "6120.02",
    "percentage": ""
  },
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},
"builtUpArea": {
  "area": "1000.00",
  "squareMeterArea": "92.90",
  "expectedRate": "5100.00",
  "percentage": "20"
},
"saleableArea": {
  "area": "0.00",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "66a69c63391d6b05c70cbe23",
"property": "Shivparvathi, Gokul Nagar, Bhiwandi",
"area": "1000",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "5100000",
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"image": "cases/669bb1d2ac43b53f525be163/
indicator_1722194183829_Image.png",
"squareMeter": "92.90",
"id": "662199"
},
{
  "carpetArea": {
    "area": "388.89",
    "squareMeterArea": "36.13",
    "expectedRate": "7714.26",
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  "builtUpArea": {
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    "squareMeterArea": "43.36",
    "expectedRate": "6428.53",
    "percentage": "20"
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  "saleableArea": {
    "area": "560.00",
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    "squareMeterArea": "52.03",
    "expectedRate": "5357.14",
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  "property": "Bhiwandi",
  "area": "560",
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  "areaType": "Saleable",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "3000000",
  "expectedRate": "5357.142857142857",
  "builtUpExpectedRate": "6428.53",
  "image": "cases/669bb1d2ac43b53f525be163/
indicator_1722194912048_Image.png",
  "squareMeter": "52.03",
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    "name": "externalImg_1722056585199_1722056479919_image_1.png",
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    "orientation": "portrait"
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  "path": "cases/669bb1d2ac43b53f525be163/
externallmg_r_1722056594955_1722056479919_image_14.jpg",
  "orientation": "portrait"
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  "path": "cases/669bb1d2ac43b53f525be163/
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  "orientation": "portrait"
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      "path": "cases/669bb1d2ac43b53f525be163/
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      "orientation": "portrait"
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      "_id": "66a47f6c8b202f344c31a569",
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      "path": "cases/669bb1d2ac43b53f525be163/
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  ],
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"leadRemarks": [],
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"remarks": [],
"createdAt": "2024-07-20T12:47:14.719Z",
"updatedAt": "2024-07-29T10:13:08.501Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 306, 3rd Floor, Wing - A-2, Adarsh Park A & B Co-
op. Hsg. Soc. Ltd., Plot No. 27, Municipal House No. 476 - Kasar Alley, Village -
Bhiwandi, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State -
Maharashtra, India",
"updatedBy": "60092304a16fab0f2af9b0c2",
"addressForMap": "",
"caseReferredBy": "665ac13f42f4717ae30de3d5",
"contactPersonName": "Mr. Rajeev Ramlakhan Purbe",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"relationWithOwner": "Owner",
"siteVisitContactNo": "9320091001",
"siteVisitDate": "2024-07-27",
"buildingServicesRate": "2500",
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"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 600.00",
"flatRate": "6200",
"landOtherRate": "3700",
"shopDetails": {
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    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "leasePremium": "",
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    "leaseFrom": "",
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    "leaseDate": ""
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"finalSaleablePercentage": "0",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Passage + Bathroom
+ WC",
"carpetTotal": "468.12",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
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"finalCarpetArea": "468.12",
"finalSalableArea": "617.92",
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"salablePercentage": "10",
 "toBeAdded": "",
 "extendOfSiteRemark": "",
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 "otherCompositionBuiltUpTotal": "0.00",
 "otherCompositionCarpetTotal": "0.00",
 "otherCompositionSaleableTotal": "0.00",
 "reportGeneratedDate": "Mon Jul 29 2024 01:00:36 GMT+0530 (India Standard Time)"
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Name	Length	Width	Total
Composition :			
Kitchen	8'00"	10'00"	80.00
Passage	4'2"	6'1"	25.35
Bathroom	4'00"	6'00"	24.00
WC	3'2"	4'3"	13.46
Bedroom	12'5"	10'1"	125.20
Living Room	11'5"	13'6"	154.12
Passage	7'2"	6'5"	45.99
Other Composition :			