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{
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    "label": "Single Flat",
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@sbi.co.in"
  },
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    "quotedAmount": ""
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  "name": "Mumbai",
  "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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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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"staff": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
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  "shortName": "SSV",
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  "role": "SITEENGINEER",
  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
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  "workWithDocumentMaker": "",
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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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"firstName": "Nitesh",
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"lastName": "Khedekar",
"mobileNo": "8369040652",
"designation": "",
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"profilePhoto": "users/60092304a16fab0f2af9b0c2/
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      "label": "Registered Valuer"
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
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  "designation": "Registered Valuer",
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    "remark": "MANUAL_IN_TASK"
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]
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  "underConstruction": false
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    "key": "country",
    "value": "India",
    "label": false
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  "value": "",
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  "value": "A",
  "label": true
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
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  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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    "key": "suburb",
    "value": "Naigaon (East)",
    "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"label": "Vasai Virar City Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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"north": "Building No. 2",
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"south": "Juchandra - Bapane Road",
"east": "Internal Road"
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"east": "Marginal Space",
"south": "Lobby & Staircase",
"west": "Flat No. 102"
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"asPerDocument": {
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"south": "Details not available",
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"whichTheLocalityIsServed": {
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    "auto": {
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    "privateCars": {
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    }
  },
  "extraDetailOfProperty": "",
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TP / OC / SPA VP - 08 / 04 / 2019 - 20 dated 24.05.2019 issued by Vasai Virar City
Municipal Corporation",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationPercentage": "7.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "8812.5",
  "depreciatedBuildingRate": "2312.5"
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"igrRate": {
  "propertyName": "Residential",
  "rate": "36900",
  "landRate": "9660",
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  "squareMeterGuideLineRate": "36900.00",
  "squareFeetGuideLineRate": "3428.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "95",
  "rate": "3302.00",
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"squareMeterGuideLineRate": "35538.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per VVCMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developing Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\\_Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"constructionWorkStatus": {
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2019",
  "fullDate": "1/1/2019"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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"label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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routeMap_1722062861618_Image.png",
    "routeLat": "19.363431",
    "routeLng": "72.883542",
    "stationName": "Naigon",
    "routeDistance": "5.7 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": false
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  "locationMapImg": [
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      "id": "4ptm06",
      "name": "4ptm06",
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routeMap_1722062773918_Image.png"
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
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  "realizableValuePercentage": "98",
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  "bookValue": "0"
},
"outward": {
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"remark": "SYSTEMGENERATED",
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    "status": true
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    "percentage": "5",
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    "status": true
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    "isHideFloor": false,
    "status": true
  }
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
  "label": "External Painting",
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"isHideFloor": false,
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "10.00",
  "isHideFloor": true,
  "status": true
}
},
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  "selectedBuildUpValue": "792.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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externallmg_1722052790985_WhatsApp_Image_20240726_at_161455.jpeg",
  "orientation": "portrait"
}
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    "orientation": "portrait"
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"externalPhotos": [
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    "orientation": "portrait"
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    "name":
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    "path": "cases/66a200ba6318787e5267cc6e/
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [
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    "status": false,
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    "name":  
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    "orientation": "landscape"  
  }  
],  
"compositionImages": [  
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    "name": "Living Room",  
    "path": "cases/66a200ba6318787e5267cc6e/  
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    "orientation": "portrait"  
  },  
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    "_id": "66a470b7d45eb434430a6328",  
    "name": "Living Room",  
    "path": "cases/66a200ba6318787e5267cc6e/  
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    "orientation": "portrait"  
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    "status": false,  
    "_id": "66a470b7d45eb434430a632a",  
    "name": "Living Room",  
    "path": "cases/66a200ba6318787e5267cc6e/  
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    "orientation": "landscape"  
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  {  
    "status": false,  
    "_id": "66a470b7d45eb434430a632c",  
    "name": "Living Room",  
    "path": "cases/66a200ba6318787e5267cc6e/  
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    "orientation": "portrait"  
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    "status": false,  
    "_id": "66a470b7d45eb434430a632e",  
    "name": "Living Room",  
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    "path": "cases/66a200ba6318787e5267cc6e/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66a470b7d45eb434430a6332",
    "name": "Living Room",
    "path": "cases/66a200ba6318787e5267cc6e/
externallmg_1722052791028_WhatsApp_Image_20240726_at_161500_1.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "66a470b7d45eb434430a6334",
    "name": "Living Room",
    "path": "cases/66a200ba6318787e5267cc6e/
externallmg_1722052791034_WhatsApp_Image_20240726_at_161500.jpeg",
    "orientation": "portrait"
  }
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},
"indicatorRange": {
  "carpetRateRange": {
    "min": "7958.00",
    "max": "9831.00"
  },
  "builtUpRateRange": {
    "min": "6632.00",
    "max": "8193.00"
  },
  "saleableRateRange": {
    "min": "6451.00",
    "max": "6451.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "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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  "status": true,
  "isEditable": true
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"electricityDeposits": {
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"title": "Electricity deposits / electrical fittings, etc",
"quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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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,
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"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "660.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
"_id": "66a200ba6318787e5267cc6e",
"ownerName": "Mr. Vinod Bishwapal Singh & Mrs. Rekha Vinod Singh",
"ownerPhoneNo": "9987206927",
"appAddress": "Flat no. 101, 1st Floor, Wing - A, Sava Homes Thane",
"remark": "",
"documents": [
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    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "08/04/2019",
      "remark": " (5 Pages from documents)",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
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      "Promoter": "M/s. Maatug Infra",
      "to": {
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    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mr. Vinod Bishwapal Singh & Mrs. Rekha Vinod Singh",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "5093/2019"
},
"isHardCopy": false,
"displayStatus": true,
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document_1721893023703_1721892920487_Adobe_Scan_24_Jul_2024_2.pdf",
"fileName":
"document_1721893023703_1721892920487_Adobe_Scan_24_Jul_2024_2.pdf"
},
{
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    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "24/05/2019",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": " VVCMC / TP / OC / SPA VP - 08 / 04 / 2019 - 20"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName":
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document_1722064659406_1721899052488_Adobe_Scan_24_Jul_2024_3.pdf",
  "id": "138916",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Sat Jul 27 2024 12:47:41 GMT+0530 (India Standard Time)"
}
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"caseNumber": "010153",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jul 25 2024 13:07:30 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Vinod Bishwapal Singh & Mrs. Rekha Vinod Singh",
    "phone": "9987206927",
    "ownershipShare": "",
    "email": "",
    "id": "709373"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "199605",
    "name": "Living Room",
    "length": "9.67",
    "length1": "9",
    "length2": "8",
    "width": "16.58",
    "width1": "16",
    "width2": "7",
    "totalArea": "160.30",
    "images": [],
    "extraAreas": [],
    "finalArea": "160.30"
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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"name": "Passage",
"length": "2.42",
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"width1": "3",
"width2": "3",
"totalArea": "7.85",
"images": [],
"extraAreas": [],
"finalArea": "7.85"
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    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "5.67",
  "length1": "5",
  "length2": "8",
  "width": "3.83",
  "width1": "3",
  "width2": "10",
  "totalArea": "21.72",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.72"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "7.17",
  "length1": "7",
  "length2": "2",
  "width": "8.67",
  "width1": "8",
  "width2": "8",
  "totalArea": "62.11",
  "images": [],
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"finalArea": "62.11"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "Passage",
  "length": "2.83",
  "length1": "2",
  "length2": "10",
  "width": "8.83",
  "width1": "8",
  "width2": "10",
  "totalArea": "25.03",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.03"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "11.67",
  "width1": "11",
  "width2": "8",
  "totalArea": "118.61",
  "images": [],
  "extraAreas": [],
  "finalArea": "118.61"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "3.58",
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"length1": "3",
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"width": "5.17",
"width1": "5",
"width2": "2",
"totalArea": "18.51",
"images": [],
"extraAreas": [],
"finalArea": "18.51"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "8.67",
  "length1": "8",
  "length2": "8",
  "width": "8.50",
  "width1": "8",
  "width2": "6",
  "totalArea": "73.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "73.67"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Bedroom",
  "length": "9.08",
  "length1": "9",
  "length2": "1",
  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "93.86",
  "images": [],
  "extraAreas": [],
  "finalArea": "93.86"
},
}
```



```
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "5.50",
  "width1": "5",
  "width2": "6",
  "totalArea": "20.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.17"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Toilet",
  "length": "3.42",
  "length1": "3",
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  "width": "5.42",
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  "images": [],
  "extraAreas": [],
  "finalArea": "18.51"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flowered Area",
      "value": "Flowered_Area"
    }
  }
]
```

```
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  "value": "Square_Feet",
  "label": "Square Feet"
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"length1": "2",
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"width2": "6",
"totalArea": "19.00",
"images": [],
"extraAreas": [],
"finalArea": "19",
"percentageBeforeTotal": "19.00",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "3.25",
  "length1": "3",
  "length2": "3",
  "width": "1.50",
  "width1": "1",
  "width2": "6",
  "totalArea": "4.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "4.87",
  "percentageBeforeTotal": "4.87",
  "percentage": "100"
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```

```
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "20.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "20",
  "percentageBeforeTotal": "20.00",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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      "label": "Square Feet"
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    "lastName": "Kuperkar",
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"fullAddress": "Residential Flat No. 101, 1st Floor, Building No 1, Wing - A, Sava
Homes Co-op. Hsg. Soc. Ltd., Village - Chandrapada, Naigaon (East), Taluka - Vasai,
District - Palghar, PIN Code - 401 208, State - Maharashtra, India",
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	9'8"	16'7"	160.30
Passage	2'5"	3'3"	7.85
Passage	5'8"	3'10"	21.72
Kitchen	7'2"	8'8"	62.11
Passage	2'10"	8'10"	25.03
Bedroom	10'2"	11'8"	118.61
Toilet	3'7"	5'2"	18.51
Bedroom	8'8"	8'6"	73.67
Bedroom	9'1"	10'4"	93.86
Toilet	3'8"	5'6"	20.17
Toilet	3'5"	5'5"	18.51

Other
Composition :

Flowered Area	2'00"	9'6"	19.00
Dry Balcony Area	3'3"	1'6"	4.87
Flowered Area	2'00"	10'00"	20.00
Flowered Area	1'8"	8'5"	14.03
Flowered Area	2'00"	4'4"	8.67