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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "label": "Direct",
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b934"
    },
    "firstName": "Yogesh",
    "type": "CREDITOFFICER",
    "_id": "6654447b786c9b043b83f92d",
    "lastName": "Kanade",
    "mobileNo": "",
    "workMobileNo": "9833212530",
    "email": "yogesh.kanade@jansevabank.in"
  },
  "fees": {
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    "expectedFees": 3100,
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"organization": {
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  "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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  "type": "BANK",
  "name": "Janaseva Sahakari Bank",
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  "initial": "JSB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000001",
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  "name": "Andheri (West) Branch",
  "email": "jssblaw@mtnl.net.in",
  "mobileNo": "02226206985",
  "alternateMobileNo": "",
  "address": "Shop No. 11 & 12, Rukmini Purushottam CHSL, J.P. Road, Near
Navarnag Cinema Bus Stop, Andheri (West), Mumbai - 400 058, State - Maharashtra,
Country - India. ",
  "ledgerName": "JANSEVA SAHAKARI BANK Andheri (West) Branch",
  "fax": " ",
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  "label": "Land & Building / Immovable Property"
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"staff": {
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  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "62691c48afd7d55eddecfda3",
  "role": "MAKER",
  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
  "shortName": "BH",
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"rateVerifier": {
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  "role": "ACCOUNTANT",
  "firstName": "Shyam",
  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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  "role": "MAKER",
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"email": "pradnya@vastukala.org",
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  "shortName": "SK",
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  "designation": "",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  }
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        "label": "Chartered Engineer"
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      "number": "AM161706-3"
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  ],
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  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.84829425872384"
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72.84829425872384,
19.12507398431382
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      "dateTime": "2024-08-16",
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  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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  "country": {
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    "name": "Country",
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  "value": "",
  "label": false
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  "value": "",
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
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  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "value": "",
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "Andheri (East)",
  "label": false
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "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 "
  },
  "finishing": {
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  "label": "Middle Class"
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},
"townplanApprovedByList": {
  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Shree Naan Sharda Maa Marg",
  "west": "Satyendra Bhuvan Building ",
  "south": "Aventus Westbrook Apartment ",
  "east": "Giri Kunj Housing Society "
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"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Room No. 11",
    "south": "Marginal Space",
    "west": "Marginal Space"
  },
  "asPerDocument": {
    "north": "Details not available ",
    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
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  "taxies": {
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "1. As per Site inspection, Actual Total Carpet area 436.00 Sq. Ft. (including Flower Bed & Cupboard area) is more than Carpet area 310.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents for valuation. .<br />\n2. Copy of Occupancy Certificate & Approved Building plans were not provided for verification.",
  "depreciationPercentage": "28.5",
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "24230.5",
  "depreciatedBuildingRate": "1930.5"
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"igrRate": {
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  "rate": "166280",
  "landRate": "76250",
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  "squareMeterGuideLineRate": "166280.00",
  "squareFeetGuideLineRate": "15448.00"
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},
"igrFinalRate": {
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  "depreciationPercentage": "81",
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  "squareFeetGuideLineRate": "13859.00",
  "squareMeterGuideLineRate": "149174.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "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 MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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  "partitions": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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},
"pavementLaid": {
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"label": "Yes"
},
"carParking": "Open Car Parking Space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2005",
"fullDate": "1/1/2005"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
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},
"materialUsedList": {
"value": "Good",
"label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"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": "41",
"ageOfBuilding": "19",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "372.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66badff3c884d1123347ed76/
routeMap_1724326401115_Image.png",
    "routeLat": "19.122833",
    "routeLng": "72.848500",
    "stationName": "Andheri ",
    "routeDistance": "600 Mtrs.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
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  "type": "Point"
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routeMap_1724326075183_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "totalshowcasesRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
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"bookValue": "0",
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"outward": {
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  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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    "isHideFloor": false,
    "status": true
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "status": false
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"status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
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  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
  "label": "External Painting",
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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      "orientation": "portrait"
    }
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
    }
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externallmg_1723790239261_1723790051424_image_2.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "28379.00"
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  "builtUpRateRange": {
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    "max": "23649.00"
  },
  "saleableRateRange": {
    "min": "0.00",
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  }
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    "isEditable": false
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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"title": "Extra collapsible gates / grill works etc",
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"ratePerUnit": "0.00",
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"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,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"finalValuationArea": "310.00",
"empanelmentNo": [
  "36/ LOAN H.O./2016-17/232"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Kamabhai Jivraj Solanki, Mr. Chetan Kamabhai Solanki & Mrs.
Kanta Kamabhai Solanki ",
"ownerPhoneNo": "8767838461",
"appAddress": "Flat no 12 2 nd floor Vasant Vihar CHSL New Nagardas Cross road
Andheri East Mumbai 400069",
"remark": "",
"documents": [
  {
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      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
    "inputs": {
      "documentDate": "10/05/2024",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mr. Bharatkumar Damji Vedant ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Kamabhai Jivraj Solanki, Mr. Chetan Kamabhai Solanki & Mrs.
Kanta Kamabhai Solanki ",
      "number": {
        "value": "No",
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    "label": "No"
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  "No": "8595 / 2024"
},
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"fileName": "document_1724322553469_141621.pdf",
"path": "cases/66badff3c884d1123347ed76/
document_1724322553469_141621.pdf",
"id": "378311",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu Aug 22 2024 15:59:13 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "010554",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "883478",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Aug 13 2024 09:54:19 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Kamabhai Jivraj Solanki, Mr. Chetan Kamabhai Solanki & Mrs. Kanta
Kamabhai Solanki ",
    "phone": "8767838461",
    "ownershipShare": "",
    "email": "",
    "id": "126378"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "152338",
    "name": "Living Room",
    "length": "10.50",
    "length1": "10",
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"length2": "6",
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"width2": "11",
"totalArea": "209.12",
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"finalArea": "209.12"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "6.58",
  "length1": "6",
  "length2": "7",
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  "width1": "8",
  "width2": "3",
  "totalArea": "54.31",
  "images": [],
  "extraAreas": [],
  "finalArea": "54.31"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "7.67",
  "length1": "7",
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  "width2": "11",
  "totalArea": "83.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "83.69"
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  "label": "Square Feet"
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"name": "Passage",
"length": "3.17",
"length1": "3",
"length2": "2",
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"width1": "2",
"width2": "11",
"totalArea": "9.24",
"images": [],
"extraAreas": [],
"finalArea": "9.24"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "",
  "length1": "30",
  "length2": "0",
  "width": "",
  "width1": "1",
  "width2": "0",
  "totalArea": "30.00",
  "images": [],
  "finalArea": "30.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bathroom",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "1.00",
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"width1": "1",
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"totalArea": "10.00",
"images": [],
"extraAreas": [],
"finalArea": "10.00"
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"otherComposition": [
{
"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Flower Bed Area",
"value": "Flower_Bed_Area"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"length": "10.58",
"length1": "10",
"length2": "7",
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"width2": "5",
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"images": [],
"extraAreas": [],
"finalArea": "36.16",
"percentageBeforeTotal": "36.16",
"percentage": "100"
},
{
"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Cupboard",
"value": "Cupboard"
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"measurementType": {
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    "label": "Square Feet"
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  "length1": "1",
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  "width2": "2",
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  "images": [],
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  "percentageBeforeTotal": "3.69",
  "percentage": "100"
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    "typeOfDocument": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "977444",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "310",
    "squareMeterArea": "28.8",
    "docFinalBuiltUp": "372",
    "docFinalBuiltUpSquareMeter": "34.56",
    "docBultupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "763.00",
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"squareMeterArea": "70.89",
"expectedRate": "26867.63",
"percentage": ""
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"builtUpArea": {
  "area": "915.60",
  "squareMeterArea": "85.06",
  "expectedRate": "22389.69",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"property": "Residential Flat",
"area": "763",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "20500000",
"expectedRate": "26867.63",
"builtUpExpectedRate": "22389.69",
"image": "cases/66badff3c884d1123347ed76/
indicator_1724319573686_Image.png",
"squareMeter": "70.89",
"id": "526946"
},
{
  "carpetArea": {
    "area": "850.00",
    "squareMeterArea": "78.97",
    "expectedRate": "23000.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "935.00",
    "squareMeterArea": "86.86",
    "expectedRate": "20909.09",
    "percentage": "10"
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},
"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": ""
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "19550000",
"expectedRate": "23000.00",
"builtUpExpectedRate": "20909.09",
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"squareMeter": "78.97",
"id": "462962"
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  "carpetArea": {
    "area": "468.33",
    "squareMeterArea": "43.51",
    "expectedRate": "27758.20",
    "percentage": ""
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  "builtUpArea": {
    "area": "562.00",
    "squareMeterArea": "52.21",
    "expectedRate": "23131.67",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
  "_id": "66c707f5c884d112334e7462",
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"property": "Residential Flat",
"area": "562",
"builtUpPercentage": "20",
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"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "13000000",
"expectedRate": "27758.20",
"builtUpExpectedRate": "13000000",
"image": "cases/66badff3c884d1123347ed76/
indicator_1724319623216_Image.png",
"squareMeter": "52.21",
"id": "512538"
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{
"carpetArea": {
"area": "308.33",
"squareMeterArea": "28.64",
"expectedRate": "28378.69",
"percentage": ""
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"builtUpArea": {
"area": "370.00",
"squareMeterArea": "34.37",
"expectedRate": "23648.65",
"percentage": "20"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
"_id": "66c707f5c884d112334e7463",
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"area": "370",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "8750000",
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    "expectedRate": "28378.69",
    "builtUpExpectedRate": "8750000",
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    "squareMeter": "34.37",
    "id": "806660"
  }
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"externalImages": [
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    "status": false,
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externalImg_1723790222736_1723790064709_image_1.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "path": "cases/66badff3c884d1123347ed76/
externalImg_1723790225434_1723790064709_image_2.jpeg",
    "orientation": "portrait"
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    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "66bef3b90f117327db70a381",
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Plot No. 17, New Nagardas Cross Road, Village - Andheri, Andheri (East), Taluka -
Andheri, District - Mumbai Suburban , PIN - 400 069, State - Maharashtra, Country -
India",
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"email": "",
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"ownershipShare": "",
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"relationWithOwner": "Owner's Relative",
"siteVisitContactNo": "8767838461",
"buildingServicesRate": "2700",
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"finalBuiltUpPercentage": "20",
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"finalMeasurementType": "Sq. Ft.",
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"flatRate": "25000",
"landOtherRate": "22300",
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"salablePercentage": "10",
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Ft. = 36.00\nCup Board Area in Sq. Ft. 4.00\n\n",
"toBeAdded": "",
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Bathroom",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	10'6"	19'11"	209.12
Kitchen	6'7"	8'3"	54.31
Bedroom	7'8"	10'11"	83.69
Passage	3'2"	2'11"	9.24
WC	30'0"	1'0"	30.00
Bathroom	10'00"	1'00"	10.00

Other  
Composition :

Flower Bed Area	10'7"	3'5"	36.16
Cupboard	1'2"	3'2"	3.69