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{
  "typeOfReport": {
    "label": "Single Flat",
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
    "branch": {
      "_id": "640b6f5d4dda382753e5c230"
    },
    "firstName": "Parag ",
    "type": "CREDITOFFICER",
    "_id": "640b6f5d4dda382753e5c232",
    "lastName": "Patel",
    "mobileNo": "",
    "workMobileNo": "9987354946",
    "email": "bo088210@pnb.co.in"
  },
  "fees": {
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    "propertyValue": "7500000",
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"organization": {
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1812",
  "type": "BANK",
  "name": "Punjab National Bank",
  "displayName": "Punjab National Bank",
  "initial": "PNB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Mira Road East Branch",
  "branchCode": "",
  "mobileNo": "02225126616",
  "alternateMobileNo": "",
  "email": "bo088210@pnb.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mira Road East Branch, Shop No 1 yo 5, Shanti Plaza, Sector 11, Shanti
Nagar, Mira Road ( East), Thane 401107"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"firstName": "Pratik",
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"lastName": "Jain",
"mobileNo": "9619286285",
"designation": "",
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"role": "FRONTDESK",
"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
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"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
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"workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
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  "designation": "",
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  "lastName": "Jadhav",
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  "designation": "Back Office Coordination",
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  {
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      {
        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
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    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
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"lastName": " Chalikwar",
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      "value": "Wealth_Tax",
      "label": "Wealth Tax"
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    "number": "[N]C.C.I.T/I -14/52/2008-09"
  }
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"workWithDocumentMaker": "",
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  "value": "BANK"
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  "longitude": "72.86707722447282"
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  "finalMeasurementType": "Sq. Ft.",  
  "underConstruction": false  
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    "value": "Country - India",  
    "label": false  
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  "value": "Thane ",
  "label": true
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  "value": "",
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  "value": "",
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  "value": "",
  "label": false
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  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "202",
  "label": false
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  "label": false
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  "value": "",
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "value": "PIN - 401 107",
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  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
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"general": {
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  "populationGroupList": {

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"value": "Urban",
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"townplanApprovedByList": {
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  "label": "Mira Bhayander Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Param Pujya Shree Mataji Nirmala Devi Marg",
  "west": "Ramdev Park Road ",
  "south": "Sardar Vallabhbhai Patel Vidhyalaya",
  "east": "Tulip Apartment "
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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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    "east": "Lobby ",
    "south": "Marginal Space",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
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  "buses": {
    "title": "Buses"
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  "taxies": {
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  }
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"auto": {
  "title": "Auto"
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"privateCars": {
  "title": "Private Cars"
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "N.A.",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 771.00 Sq. Ft.(including Balcony & Terrace area) is more than Carpet area 448.00 Sq. Ft. & mentioned in the documents provided to us. We have considered area mentioned in the documents for valuation.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "95300",
  "landRate": "33300",
  "igrImage": "cases/66c8223fda840b1214cba7ea/igr_1724742119382_Image.png",
  "squareMeterGuideLineRate": "95300.00",
  "squareFeetGuideLineRate": "8854.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
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  "squareFeetGuideLineRate": "8854.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MBMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed 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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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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"value": "Yes",
"label": "Yes"
},
"carParking": "Stilt / Open Car Parking Space",
"constructionWorkStatus": {
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  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2022",
  "fullDate": "1/1/2022"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
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"protAgainstNatDis": {
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  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"estimatedAge": "58",
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"noOfBasement": "",
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"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "7"
},
"finalPlinthArea": {
  "area": "492.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66c8223fda840b1214cba7ea/
routeMap_1724760983582_Image.png",
    "routeLat": "19.292389",
    "routeLng": "72.867417",
    "stationName": "Mira Road ",
    "routeDistance": "2.1 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "rtjrab",
    "name": "rtjrab",
    "image": "cases/66c8223fda840b1214cba7ea/
routeMap_1724760916094_Image.png"
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}
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "finalValue": "8064000.00",
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    "amount": "7448598.00",
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      "label": "Seller"
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    "Seller": "Rajeshkumar Phoolraj Singh",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mr. Yash Surendra Nag, Mrs. Sangeeta Surendra Nag & Mr.
Surendra Ramnarayan Nag",
    "number": {
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    "No": "14739 / 2024"
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  "status": false
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  "status": false
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  "status": true
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},
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"reportImages": {
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "path": "cases/66c8223fda840b1214cba7ea/
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    "orientation": "landscape"
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    "status": false,
    "_id": "66cc0b00c884d11233510984",
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "_id": "66cc0aeeec884d11233510931",
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    "path": "cases/66c8223fda840b1214cba7ea/
externallmg_1724648174581_WhatsApp_Image_20240826_at_100852_1.jpeg",
    "orientation": "portrait"
  }
}
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      "path": "cases/66c8223fda840b1214cba7ea/
externallmg_1724648174566_WhatsApp_Image_20240826_at_100849_1.jpeg",
      "orientation": "portrait"
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  "societyNameBoardImage": [],
  "compositionImages": []
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    "max": "20770.00"
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  "ratePerUnit": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "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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  "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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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
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"isExternalReport": false,
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"finalValuationArea": "448.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"_id": "66c8223fda840b1214cba7ea",
"ownerName": "Mr. Yash Surendra Nag, Mrs. Sangeeta Surendra Nag & Mr. Surendra
Ramnarayan Nag",
"ownerPhoneNo": "9920411872",
"appAddress": "FLAT NO 202 2ND FLOOR BLDG NO 1RAJ HERITAGE 1 RAMDEV
PARK ROAD NEAR SVP SCHOOL MIRA ROAD EAST THANE ",
"remark": "OC document pending Loan required 60 lakh",
"documents": [
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      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "14/08/2024",
      "amount": "7448598.00",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Rajeshkumar Phoolraj Singh",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Yash Surendra Nag, Mrs. Sangeeta Surendra Nag & Mr.
Surendra Ramnarayan Nag",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "14739 / 2024"
    },
  },
]
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  },
  {
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      "label": "Part Occupancy Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Mira_Bhayander_Municipal_Corporation",
        "label": "Mira Bhayander Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "MNP / NR / 1747 / 2022 - 2023"
    },
    "isHardCopy": false,
    "displayStatus": false,
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    "path": "cases/66c8223fda840b1214cba7ea/
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    "uploadedBy": "62fe044a48a26047e6552796",
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  }
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"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "589458",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Aug 23 2024 11:16:39 GMT+0530 (India Standard Time)"
  }
],
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"owners": [
  {
    "name": "Mr. Yash Surendra Nag, Mrs. Sangeeta Surendra Nag & Mr. Surendra
Ramnarayan Nag",
    "phone": "9920411872",
    "ownershipShare": "",
    "email": "",
    "id": "352154"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "174872",
    "name": "Living Room",
    "length": "141.00",
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    "width2": "00",
    "totalArea": "141.00",
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    "extraAreas": [],
    "finalArea": "141.00"
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      "label": "Square Feet"
    },
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    "name": "Passage",
    "length": "3.58",
    "length1": "3",
    "length2": "7",
    "width": "3.75",
    "width1": "3",
    "width2": "9",
    "totalArea": "13.44",
    "images": [],
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      "label": "Square Feet"
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    "name": "Extra",
    "extraAreaType": "Add",
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    "length2": "00",
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    "width1": "1",
    "width2": "00",
    "totalArea": "26.00"
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      "label": "Square Feet"
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    "width1": "1",
    "width2": "00",
    "totalArea": "26.00"
  }
],
"finalArea": "65.44"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "6",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
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"width": "3.33",
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"finalArea": "16.67",
"extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "8.33",
  "length1": "8",
  "length2": "4",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "61.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "61.81"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "10.33",
  "length1": "10",
  "length2": "4",
  "width": "9.92",
  "width1": "9",
  "width2": "11",
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  "images": [],
  "extraAreas": [],
  "finalArea": "102.47"
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  "measurementType": {
```



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    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "23.00",
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  "totalArea": "23.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.00"
}
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"otherComposition": [
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  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "115.00",
  "length1": "115",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "115.00",
  "images": [],
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  "percentage": "100"
},
{
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"toBeAdded": {
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  "value": "Carpet"
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"name": {
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  "value": "Terrace_Area"
},
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  "value": "Square_Feet",
  "label": "Square Feet"
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"length2": "00",
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"width1": "1",
"width2": "00",
"totalArea": "246.00",
"images": [],
"extraAreas": [],
"finalArea": "246",
"percentageBeforeTotal": "246.00",
"percentage": "100"
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"documentPerArea": [
{
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    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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    "remarks": true,
    "caseStatus": {
      "value": "DELIVERED",
      "label": "Delivered"
    }
  },
  "createdAt": "2021-05-26T09:18:05.809Z",
  "updatedAt": "2023-06-20T10:17:50.158Z",
  "__v": 0,
  "label": "Office Copy",
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  "Name": "Office Copy",
  "Value": "60ae124daa6d152c1801b307",
  "caseStatus": {
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  }
},
"createdAt": "Wed Aug 28 2024 16:31:02 GMT+0530 (India Standard Time)",
"uploadedBy": "659ccce98f39506e83489828"
}
],
"processingDocuments": [
  {
    "originalname": "Calculation Sheet NEW.xlsx",
    "filename": "1724742146274_Calculation_Sheet_NEW.xlsx",
    "path": "cases/66c8223fda840b1214cba7ea/
processingDocuments/1724742146274_Calculation_Sheet_NEW.xlsx",
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"size": "1558845",
"createdAt": "Tue Aug 27 2024 12:32:26 GMT+0530 (India Standard Time)",
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{
  "originalname": "OC Copy - Phase 1 (1).pdf",
  "filename": "1724742146295_OC_Copy__Phase_1_1.pdf",
  "path": "cases/66c8223fda840b1214cba7ea/
processingDocuments/1724742146295_OC_Copy__Phase_1_1.pdf",
  "size": "1277588",
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],
"leadRemarks": [],
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"remarks": [
  {
    "createdBy": {
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      "role": "FRONTDESK",
      "firstName": "Rashmi",
      "lastName": "Jadhav",
      "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
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    "note": "Value given for confirmation",
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  },
  {
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profilePhoto_1696055325842_Rashmi_2.jpeg"
    },
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    "display": true,
    "status": true,
  }
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    "_id": "66d582d500f75047be5fdb2b",
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    "createdAt": "2024-09-02T09:18:13.743Z"
  }
],
"createdAt": "2024-08-23T05:46:39.135Z",
"updatedAt": "2024-09-02T09:28:42.880Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
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"fullAddress": "Residential Flat No. 202, 2nd Floor, Raj Heritage 1, Near SVBP School,
Ramdev Park Road, Village - Goddeo, Mira Road (East), Taluka - Thane , District -
Thane , PIN - 401 107, State - Maharashtra, Country - India",
"updatedAt": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
"caseReferredBy": "",
"contactPersonName": "Mr. Surendra Ramnarayan Nag\n",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9920411872",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 448.00",
"flatRate": "18000",
"landOtherRate": "15500",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
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```

"carpetTotal": "410.39",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 414.00\nEnclosed Balcony Area in
Sq. Ft. = 34.00",
"finalBuiltupArea": "848.53",
"finalCarpetArea": "771.39",
"finalSalableArea": "933.38",
"otherCarpetTotal": "361.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 410.00\nBalcony Area in Sq. Ft.
= 115.00\nTerrace Area in Sq. Ft. = 246.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "361.00",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
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}
},
"reportGeneratedDate": "Tue Aug 27 2024 17:14:37 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-08-24"
}

```

Name	Length	Width	Total
Composition :			
Living Room	141'00"	1'00"	141.00
Passage	3'7"	3'9"	13.44
Toilet	5'00"	3'4"	16.67

Kitchen	8'4"	7'5"	61.81
Bedroom	10'4"	9'11"	102.47
Toilet	23'00"	1'00"	23.00
Other Composition :			
Balcony Area	115'00"	1'00"	115.00
Terrace Area	246'00"	1'00"	246.00