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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "proposePurchaser": false,
    "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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    },
    "firstName": "Anupam ",
    "type": "CREDITOFFICER",
    "_id": "6416a84b96b58848585e6999a",
    "lastName": "Tripathi",
    "mobileNo": "",
    "workMobileNo": "7053939597",
    "email": "brmgr306@mahabank.co.in"
  },
  "fees": {
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    "propertyValue": "3000000",
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    "expectedFees": 1500,
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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"
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"client": {
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Borivali East Branch\t",
  "branchCode": "",
  "mobileNo": "0228709296\t",
  "alternateMobileNo": "",
  "email": "bom306@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Sun & Moon CHSL, Bldg No 12,Rajendta Nagar , Dattapada Road,
Borivali (East), Mumbai 400066\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
"profilePhoto": "users/659ccce98f39506e83489828/
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"siteEngineer": {
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"_id": "64c8cdd2a5c3051014f62c65",
"role": "SITEENGINEER",
"firstName": "Bhavesh",
"email": "freelancevaluer@gmail.com",
"lastName": "Shelar",
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"designation": "",
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"firstName": "Shobha",
"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
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"mobileNo": "9529385821",
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  "mobileNo": "9004134140",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "type": "EMPLOYEE",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "finalMeasurementType": "Sq. Ft.",
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    "key": "state",
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  "value": "",
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  "label": false
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  "value": "A",
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  "key": "projectName",
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  "label": false
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  "label": true
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"key": "blockNo",
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  "value": "",
  "label": false
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  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "flooring": {
    "value": "Proposed_Vitrified_tiles_flooring",
    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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  "windows": {
    "value": "Proposed_Powder_coated_aluminium_sliding_windows",
    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
  }
},
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Palghar Municipal Council"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Road",
    "south": "Janki Park",
    "east": "Wing - B"
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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      "east": "Building is under construction",
      "south": "Building is under construction",
      "west": "Building is under construction"
    },
    "asPerDocument": {
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    "east": "Flat No. 301",
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    "west": "Lobby "
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},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom + Passage.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MHSUL / Kaksh. 1 / T.1 / NAP / SR - 332 / 2013 Dated 14.03.2018 issued by District Collector Office, Palghar",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
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  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "7500.00",
  "depreciatedBuildingRate": "2500"
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"igrRate": {
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  "squareMeterGuideLineRate": "35100.00",
  "squareFeetGuideLineRate": "3261.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "35100.00",
  "squareMeterGuideLineRate": "35100.00",
  "squareFeetGuideLineRate": "3261.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
  },
  "monthlyRent": "5,500/- (Expected rental income per month after completion\nof construction works) after completion",
  "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 local norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area "
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  },
  "partitions": {
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    "label": "Building Under Construction"
  },
  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Open / Covered Car Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2025",
    "fullDate": "1/1/2025"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  },
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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"materialUsedList": {
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  "label": "Building Under Construction"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
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"label": "Building Under Construction"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "400.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1725541114998_Image.png",
    "routeLat": "19.587000",
    "routeLng": "72.815833",
    "stationName": "Saphale ",
    "routeDistance": "1.4 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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"type": "Point"
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"showLocation": {
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  "finallatlng": false
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  {
    "id": "kb25s8",
    "name": "kb25s8",
    "image": "cases/66d6e3fa00f75047be60807e/
routeMap_1725541052017_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
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    "status": true
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    "status": true
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"percentage": "54.33",
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      "orientation": "landscape"
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    "orientation": "portrait"
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"compositionImages": []
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    "max": "8303.00"
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    "max": "7549.00"
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  "saleableRateRange": {
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"ratePerUnit": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "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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"status": true,
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"paymentStatus": "PENDING",
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"ownerPhoneNo": "9175691818",
"appAddress": "FLAT NO 304 3RD FLOOR A WING NARAYNI ARCADE KARDAL
VILLAGE SAPHALE PALGHAR 401102",
"remark": "MISS POONAM SALES PERSON 9175691818\nRevaluation case",
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    },
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"to": {
  "value": "Purchaser",
  "label": "Purchaser"
},
"Purchaser": "Mr. Shashikant Janardan Bhoir",
"number": {
  "value": "No",
  "label": "No"
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"No": "3058 / 2024"
},
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"createdAt": "Thu Sep 05 2024 17:39:53 GMT+0530 (India Standard Time)"
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P99000018225"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "remark": " issued by District Collector Office, Palghar",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "MHSUL / Kaksh. 1 / T.1 / NAP / SR - 332 / 2013"
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"displayStatus": false,
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  "inputs": {
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    "number": {
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      "label": "No"
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" title": "Create Lead",
" description": "Create Lead",
" datetime": "Tue Sep 03 2024 15:54:58 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
" name": "Mr. Shashikant Janardan Bhoir",
" phone": "9175691818",
" ownershipShare": "",
" email": "",
" id": "534879"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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"documentPerArea": [
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" value": "60af48bf2ffdf65bcd6585fa",
" label": "Agreement for sale"
},
" docMeasurementType": {
" value": "Square_Feet",
" label": "Square Feet"
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" totalAreaDocument": "364",
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"percentage": ""
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"builtUpArea": {
"area": "400.40",
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"expectedRate": "7272.73",
"percentage": "10"
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"area": "364",
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"areaType": "Carpet",
"floor": "Middle",
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"expectedPrice": "2912000",
"expectedRate": "8000.00",
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"squareMeterArea": "33.82",
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  "percentage": "10"
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  "expectedRate": "0.00",
  "percentage": ""
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"property": "Narayani Arcade, Safale Palghar",
"area": "364",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Middle",
"source": "Housing.Com",
"expectedPrice": "2799000",
"expectedRate": "7689.56",
"builtUpExpectedRate": "6990.51",
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"squareMeter": "33.82",
"id": "595662"
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    "squareMeterArea": "33.82",
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    "percentage": ""
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  "builtUpArea": {
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    "expectedRate": "6468.53",
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"area": "364",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "2",
"source": "Index_no.2",
"expectedPrice": "2590000",
"expectedRate": "7115.38",
"builtUpExpectedRate": "6468.53",
"image": "cases/66d6e3fa00f75047be60807e/
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"squareMeter": "33.82",
"id": "489093"
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    "expectedRate": "8302.83",
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  "builtUpArea": {
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    "squareMeterArea": "61.42",
    "expectedRate": "7548.03",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
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  },
  "printlnReport": true,
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"expectedRate": "8302.83",
"builtUpExpectedRate": "7548.03",
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"id": "392982"
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  "orientation": "landscape"
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  "path": "cases/66d6e3fa00f75047be60807e/
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  "orientation": "portrait"
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    "orientation": "portrait"
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