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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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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
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    },
    "firstName": "Neha",
    "type": "CREDITOFFICER",
    "_id": "65d6e4d5cf7ad63a0afa958a",
    "lastName": "Khankal",
    "mobileNo": "",
    "workMobileNo": "7709307753",
    "email": "mcc813400@gmail.com"
  },
  "fees": {
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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"
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  "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": "MCC MW 2 Goregaon\t",
  "branchCode": "",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "email": "mcc8134@pnb.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Rajnigandha Shopping Centre, 1st Floor, Krishna Vatika Marg, Opp.
Gokuldham Temple, Goregaon (E), Mumbai 400063"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
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  "role": "SITEENGINEER",
  "firstName": "Krishna",
  "email": "krishnagawade9@gmail.com",
  "lastName": "Gawde",
  "mobileNo": "9821646373",
  "designation": "Site Engg",
  "shortName": "Krishna",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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"maker": {
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      "PANNo": "AEAPC7114Q",
      "role": "VALUER",
      "firstName": "Sharadkumar",
      "fatherName": "Baburao",
      "email": "cmd@vastukala.org",
      "lastName": "Chalikwar",
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      "designation": "CMD",
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            "label": "Wealth Tax"
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      "dateTime": "2024-09-11",
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"externalReportDetails": {
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Mira Road (East)",
  "label": false
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  "label": true
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  "label": true
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  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "key": "newSurveyNumber",
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  "key": "SRO",
  "value": "",
  "label": false
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  "label": false
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  "key": "GUTNo",
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  "key": "suburb",
  "value": "",
  "label": false
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  "roof": {
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    "label": "R.C.C. slab"
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    "label": "Vitrified tiles flooring"
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    "label": "Teak Wood Door with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering"
  }
}
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}
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"townplanApprovedByList": {
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  "label": "Mira Bhayander Municipal Corporation"
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  "label": "No"
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  "south": "Open Plot",
  "east": "Residential Building"
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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    "east": "Flat No. 403",
    "south": "Flat No. 401",
    "west": "Marginal Space"
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  "asPerDocument": {
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    "south": "Information not available",
    "west": "Information not available"
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"extraDetailOfProperty": "+ Flowerbed & Dry balcony Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.\n\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "No",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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Carpet area is 442.30.00 (including Carpet Area = 384.05 Sq. Ft., Flowerbed area =
39.75 Sq. Ft. & Dry balcony Area = 18.50 Sq. Ft.). We have considered Built-up area
mentioned in the Sale Deed for valuation.",
  "depreciationPercentage": "21",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "10912",
  "depreciatedBuildingRate": "2212"
},
"igrRate": {
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  "rate": "95300",
  "landRate": "33300",
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  "squareMeterGuideLineRate": "76240.00",

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"squareFeetGuideLineRate": "7083.00"
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"igrFinalRate": {
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  "depreciationPercentage": "86",
  "rate": "6524.00",
  "squareFeetGuideLineRate": "6524.00",
  "squareMeterGuideLineRate": "70228.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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"marketability": {
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    "label": "Good"
  },
  "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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  "label": "6\" Thk. Brick Masonery"
},
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2010",
  "fullDate": "1/1/2010"
},
"planningArea": {
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  "label": "Residential"
},
"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"
},
"qualityOfConstruction": {
  "value": "Normal",
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},
"materialUsedList": {
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  "label": "Information Not Available"
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
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  "label": "Information not available"
},
"groundStilt": {
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    "value": "ground",
    "label": "Ground"
  },
  "yearOfConstructionAsPer": {
    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "46",
  "ageOfBuilding": "14",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "4",
  "flatFloorNo": "4",
  "noOfLifts": "",
  "noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "440.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1729748047159_Image.png",
    "routeLat": "19.292722",
    "routeLng": "72.862090",
    "stationName": "Mira Road",
    "routeDistance": "2.9 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
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"showLocation": {
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]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsQty": "0",
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  "totalelectricityDepositsRate": "0",
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  "to": {
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  },
  "Transferee": "Mr. Mahendra Kumar Purohit S/o Chhagna Ram Purohit & Mrs. Mamta W/o Mahendra Kumar Rurohit",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "3303/2023"
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"outward": {
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},
"rateVerify": {
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  "isHideFloor": false,
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"externalPainting": {
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"passageStaircaseLobbyDevelopment": {
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"isHideFloor": true,
"status": false
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"workCompleted": {
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"isHideFloor": true,
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mage_20240914_at_014700_2.jpeg",
"path": "cases/66e29b0f76cf247630214d38/externalImg_1729692993383_external
Img_1726283762760_WhatsApp_Image_20240914_at_014700_2.jpeg",
"orientation": "portrait"
}
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  "orientation": "portrait"
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  {
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    "path": "cases/66e29b0f76cf247630214d38/externallmg_1729692981371_external
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/66e29b0f76cf247630214d38/externallmg_1729693177765_2.jpg",
    "orientation": "portrait"
  }
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    "name": "Living Room",
    "path": "cases/66e29b0f76cf247630214d38/externallmg_1729692981287_external
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    "orientation": "portrait"
  }
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      "orientation": "portrait"
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    {
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      "name": "Living Room",
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      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "671905670385619362318b00",
      "name": "Living Room",
      "path": "cases/66e29b0f76cf247630214d38/externalImg_1729693030771_external
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      "orientation": "portrait"
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      "name": "Living Room",
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      "orientation": "portrait"
    }
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  "carpetRateRange": {
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    "max": "14117.00"
  },
  "builtUpRateRange": {
    "min": "10350.00",
    "max": "11764.00"
  },
  "saleableRateRange": {
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"max": "9197.00"
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  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
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  "interiorDecorations": {
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"quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
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"ratePerUnit": "0.00",
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"status": true,
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"status": true,
"isEditable": true
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "RATE_VERIFY": false,
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  "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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"isExternalReport": false,
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66e29b0f76cf247630214d38",
"ownerName": "Mr. Mahendra Kumar Purohit S/o Chhagna Ram Purohit",
"ownerPhoneNo": "8890053168",
"appAddress": "Flat no 402 /O-wing Fourth floor Bldg Shree Sai Leela Co-op HSG Soc
Ltd Mira Bhayander road Mira road East Thane 40107",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    }
  },
  "inputs": {
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"documentDate": "20/02/2023",
"from": {
  "value": "Transferor",
  "label": "Transferor"
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"Transferor": "Mr. Masararam D. Purohit & Mrs. Savita Devi W/o Masararam D.
Purohit",
"to": {
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  "label": "Transferee"
},
"Transferee": "Mr. Mahendra Kumar Purohit S/o Chhagna Ram Purohit & Mrs.
Mamta W/o. Mahendra Kumar Purohit",
"number": {
  "value": "No",
  "label": "No"
},
"No": "3303/2023"
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"displayStatus": true,
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8733_PNB_MCC_2_Mahindra_Purohit_other.pdf",
"fileName": "document_1726126591069_1726126588733_PNB_MCC_2_Mahindra_
Purohit_other.pdf"
},
{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "21/07/2010",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " MNP/NR/1561/2010-11"
  },
  "isHardCopy": false,
  "displayStatus": false,
}
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"id": "919952",
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  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "23/11/2006",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " M.B./MNP/NR/2612/06-07"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "171335",
  "path": "cases/66e29b0f76cf247630214d38/document_1729746089014_CC.pdf",
  "fileName": "document_1729746089014_CC.pdf"
}
],
"caseNumber": "011173",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "794811",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Sep 12 2024 13:11:03 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Mahendra Kumar Purohit S/o Chhagna Ram Purohit",
    "phone": "8890053168",
    "ownershipShare": "",
    "email": "",
    "id": "145295"
  }
],
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{
  "name": "Mrs. Mamta W/o Mahendra Kumar Purohit",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "931279"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "598809",
    "name": "Living Room",
    "length": "17.83",
    "length1": "17",
    "length2": "10",
    "width": "8.83",
    "width1": "8",
    "width2": "10",
    "totalArea": "157.53",
    "images": [],
    "extraAreas": [],
    "finalArea": "157.53"
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    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "name": "Passage",
    "length": "9.50",
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    "length2": "6",
    "width": "2.75",
    "width1": "2",
    "width2": "9",
    "totalArea": "26.12",
    "images": [],
    "extraAreas": [],
    "finalArea": "26.12"
  }
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},
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "11.50",
  "length1": "11",
  "length2": "6",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "102.54",
  "images": [],
  "extraAreas": [],
  "finalArea": "102.54"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Bathroom",
  "length": "6.17",
  "length1": "6",
  "length2": "2",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "21.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.58"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "WC",
  "length": "3.92",
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"length2": "11",
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"width1": "3",
"width2": "6",
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"images": [],
"extraAreas": [],
"finalArea": "13.71"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "8.83",
  "length1": "8",
  "length2": "10",
  "width": "7.08",
  "width1": "7",
  "width2": "1",
  "totalArea": "62.57",
  "images": [],
  "extraAreas": [],
  "finalArea": "62.57"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flowered Area",
      "value": "Flowered_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "length": "8.83",
    "length1": "8",
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"width": "4.50",
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"width2": "6",
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"images": [],
"extraAreas": [],
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"percentageBeforeTotal": "39.75",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "6.17",
  "length1": "6",
  "length2": "2",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "18.50",
  "images": [],
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  "finalArea": "18.5",
  "percentageBeforeTotal": "18.50",
  "percentage": "100"
}
],
"externalReport": [],
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      "label": "Agreement for sale"
    },
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    "label": "Square Feet"
  },
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  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "440",
  "squareMeterArea": "40.88",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "370.00",
      "squareMeterArea": "34.37",
      "expectedRate": "13243.24",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "444.00",
      "squareMeterArea": "41.25",
      "expectedRate": "11036.04",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "532.80",
      "squareMeterArea": "49.50",
      "expectedRate": "9196.70",
      "percentage": "20"
    }
  },
  "printlnReport": true,
  "_id": "6719ed3ffd14bf9350ab1260",
  "property": "Flat",
  "area": "444",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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  "areaType": "Built_Up",
  "floor": "",
  "source": "square_yards",
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    "expectedPrice": "4900000",
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    "builtUpExpectedRate": "4900000",
    "image": "cases/66e29b0f76cf247630214d38/
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  "filename": "1729746840320_Sale_Deed__2023.pdf",
  "path": "cases/66e29b0f76cf247630214d38/
processingDocuments/1729746840320_Sale_Deed__2023.pdf",
  "size": "39226679",
  "createdAt": "Thu Oct 24 2024 05:14:04 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
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"leadRemarks": [],
"audioRemarks": [],
"remarks": [
  {
    "createdBy": {
      "_id": "64dc7184ccaf1e7b7f637f47",
      "role": "FRONTDESK",
      "firstName": "Binumon",
      "lastName": "Moozhickal",
      "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "66e53964eff259c8fe6f78c2",
    "note": "Value given for confirmation",
    "taskId": "66e2cec48e4fd6c8ff59b21f",
    "createdAt": "2024-09-14T07:21:08.560Z"
  }
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"createdAt": "2024-09-12T07:41:03.814Z",
"updatedAt": "2024-10-24T06:48:04.440Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 402, 4th Floor, Wing - O, Shree Sai Leela Co-op.
Hsg. Soc. Ltd., Sai Leela CHSL, Deepak Hospital Lane, Medtia Nagar, Mira Bhayandar
Road, Village - Goddev, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401
107, State - Maharashtra, India",
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"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Mr. Kantilal Purohit",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owners' Brother",
"siteVisitContactNo": "8890053168",
"reason": "For Report",
"buildingServicesRate": "2800",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 440.00",
"flatRate": "11500",
"landOtherRate": "8700",
"shopDetails": {
  "typeOfShops": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"reportGeneratedDate": "Thu Oct 24 2024 14:11:25 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-09-12",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + Bathroom +
WC",
"carpetTotal": "384.05",
"otherCarpetTotal": "58.25",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "58.25",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "530.76",
"finalCarpetArea": "442.30",
"finalSalableArea": "530.76",
"salablePercentage": "0",
"toBeAdded": "",
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"extendOfSiteRemark": "",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
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  "leaseDetails": {
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    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
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}

```

Name	Length	Width	Total
Composition :			
Living Room	17'10"	8'10"	157.53
Passage	9'6"	2'9"	26.12
Bedroom	11'6"	8'11"	102.54
Bathroom	6'2"	3'6"	21.58
WC	3'11"	3'6"	13.71
Kitchen	8'10"	7'1"	62.57
Other Composition :			
Flowered Area	8'10"	4'6"	39.75
Dry Balcony Area	6'2"	3'00"	18.50