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{
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Radha",
    "type": "CREDITOFFICER",
    "_id": "66c4391f0f117327db727593",
    "email": "bo4093@pnb.co.in",
    "lastName": "Chavan",
    "mobileNo": "",
    "workMobileNo": "9323971341"
  },
  "fees": {
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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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  "initial": "PNB",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "Ghatkopar (East) Branch",
  "email": "bo4093@pnb.co.in",
  "mobileNo": "25012060 ",
  "alternateMobileNo": "25012335",
  "address": "Siddhi Apart., Tilak Road, Ghatkopar (East), Mumbai - 400 077, State -
Maharashtra, Country - India. \r\n",
  "ledgerName": "",
  "fax": "25011351",
  "sendStructuralCertificate": "0"
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  "role": "SITEENGINEER",
  "firstName": "Ankit ",
  "email": "ankitparmar7771947@gmail.com",
  "lastName": "Parmar",
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
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"label": "Wealth Tax"
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"PANNo": "AEAPC7114Q",
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"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
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"visitedDate": [
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  "value": "",
  "label": false
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  "label": true
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  "label": true
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"value": "",
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  "key": "selectNo",
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  "label": false
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  "label": false
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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    "label": "Teak wood door frame with flush shutters"
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    "label": "Powder coated Aluminum sliding windows"
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  "townplanApprovedByList": {
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    "value": "MCGM"
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    "label": "No"
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    "west": "Ramanarayan Narkar Marg",
    "south": "Internal Road & Jyoti Building",
    "east": "Pant Nagar Road & Sahakar Market"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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      "east": "Marginal Space",
      "south": "Flat No. 702",
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    "asPerDocument": {
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      "east": "Information not available",
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    "west": "Information not available"
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
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  }
},
"extraDetailOfProperty": "+ Enclosed Balcony Area",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not
verified.",
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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "No",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Carpet area 498.37 Sq. Ft. (Including
Balcony Area) is more than Carpet Area 425.00 Sq. Ft. mentioned in the agreement
provided to us. We have considered least area mentioned in the Agreement.",
  "depreciationPercentage": "21",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
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  "depreciatedBuildingRate": "2212"
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"igrRate": {
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"landRate": "67380",
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"squareMeterGuideLineRate": "153573.00",
"squareFeetGuideLineRate": "14267.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "84",
  "rate": "12986.00",
  "squareFeetGuideLineRate": "12986.00",
  "squareMeterGuideLineRate": "139782.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "value": "Owner_Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
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  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"value": "R.C.C._slab",
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"waterTank": {
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"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Open Parking Space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2010",
"fullDate": "1/1/2010"
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"planningArea": {
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"typeOfStructure": {
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"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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"qualityOfConstruction": {
"value": "Good",
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"materialUsedList": {
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  "label": "Information Not Available"
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"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
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"label": "Information not available"
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"groundStilt": {
  "label": "Ground",
  "value": "ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "14",
"totalLifeBuilding": "60",
"estimatedAge": "46",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "7",
"flatFloorNo": "7",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "510.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1727269031128_Image.png",
    "routeLat": "19.086556",
    "routeLng": "72.911917",
    "stationName": "Ghatkopar",
    "routeDistance": "300m",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
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},
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"type": "Point"
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"showLocation": {
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    "name": "z6m6tk",
    "image": "cases/66ec1c5cada7094de492bab2/
routeMap_1727268920838_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
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    "label": "Agreement for sale"
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  "displayStatus": true,
  "id": "226768",
  "path": "cases/66ec1c5cada7094de492bab2/
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  "fileName":
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  "documentDate": "21/03/2017",
  "amount": "65,00,000/-",
  "from": {
    "value": "Transferor",
    "label": "Transferor"
  },
  "Transferor": "Mr. Gorkshanath Sahadu Kadlag & Mrs. Jyoti Gorkshanath Kadlag",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mr. Manish Ratilal Fariya, Mrs. Bhavana Manish Faria & Mr. Ratilal
Karshan Faria",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "2905/2017"
}
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"outward": {
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"monthCount": "368",
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"underConstruction": {
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  "isHideFloor": false,
  "status": false
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  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "isHideFloor": false,
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"electrificationPlumbingSanitaryInstallation": {
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"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"liftInstallation": {
"label": "Lift Installation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"passageStaircaseLobbyDevelopment": {
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
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"label": "Work Completed (%)",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": true
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},
"guidelineDetails": {
"finalGuidelineValue": "6622860.00",
"selectedBuildUpValue": "510.00",
"selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
"frontPageImages": [
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    "orientation": "portrait"
  }
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    "path": "cases/66ec1c5cada7094de492bab2/
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    "orientation": "landscape"
  }
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    "orientation": "portrait"
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    "_id": "66f3e0aefcad932b0b140571",
    "name":
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    "path": "cases/66ec1c5cada7094de492bab2/
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [
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    "_id": "66f3e0aefcad932b0b140576",
    "name":
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    "path": "cases/66ec1c5cada7094de492bab2/
externallmg_1727258798167_WhatsApp_Image_20240925_at_33242_PM.jpeg",
    "orientation": "landscape"
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}
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"compositionImages": [
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/66ec1c5cada7094de492bab2/
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "66f3e0b77d6d262b2ba84a26",
    "name": "Living Room",
    "path": "cases/66ec1c5cada7094de492bab2/
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    "orientation": "landscape"
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  {
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    "_id": "66f3e0b77d6d262b2ba84a27",
    "name": "Living Room",
    "path": "cases/66ec1c5cada7094de492bab2/
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/66ec1c5cada7094de492bab2/
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    "orientation": "landscape"
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  {
    "status": false,
    "_id": "66f3e0aefcad932b0b140575",
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    "name": "Living Room",
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "66f3e0b77d6d262b2ba84a24",
    "name": "Living Room",
    "path": "cases/66ec1c5cada7094de492bab2/
externallmg_1727258807702_WhatsApp_Image_20240925_at_33249_PM.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66f3e0b77d6d262b2ba84a2c",
    "name": "Living Room",
    "path": "cases/66ec1c5cada7094de492bab2/
externallmg_1727258807705_WhatsApp_Image_20240925_at_33301_PM.jpeg",
    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "21177.00",
    "max": "27693.00"
  },
  "builtUpRateRange": {
    "min": "17648.00",
    "max": "23077.00"
  },
  "saleableRateRange": {
    "min": "14706.00",
    "max": "19231.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  }
},
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
},
"extraCollapsibleGates": {
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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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  "ratePerUnit": "0.00",
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  "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,
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"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "425.00",
"empanelmentNo": [
  "REF:ZO: SAMD:1138"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66ec1c5cada7094de492bab2",
"ownerName": "Mr. Manish Ratilal Fariya",
"ownerPhoneNo": "9967679934",
"appAddress": "Flat no. 701, 7th Floor, Building no. 129, Vishal Apartment, GHatkopar East ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "21/03/2017",
      "amount": "65,00,000/-",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Gorkshanath Sahadu Kadlag & Mrs. Jyoti Gorkshanath Kadlag",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Manish Ratilal Fariya, Mrs. Bhavana Manish Faria & Mr. Ratilal
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Karshan Faria",
  "number": {
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    "label": "No"
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  "No": "2905/2017"
},
"isHardCopy": false,
"displayStatus": true,
"id": "226768",
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document_1726749723931_1726749721608_PNB_GHatkopar_E_Manish_Fariya.pdf",
"fileName":
"document_1726749723931_1726749721608_PNB_GHatkopar_E_Manish_Fariya.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "24/12/2008",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE/6341/BPES/AN"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "992152",
  "path": "cases/66ec1c5cada7094de492bab2/document_1727326138613_CC.pdf",
  "fileName": "document_1727326138613_CC.pdf"
}
],
"caseNumber": "011315",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "276307",
    "title": "Create Lead",
    "description": "Create Lead",
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"datetime": "Thu Sep 19 2024 18:13:08 GMT+0530 (India Standard Time)"
}
],
"owners": [
  {
    "name": "Mr. Manish Ratilal Fariya",
    "phone": "9967679934",
    "ownershipShare": "",
    "email": "",
    "id": "322635"
  },
  {
    "name": "Mrs. Bhavana Manish Faria",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "359153"
  },
  {
    "name": "Mr. Ratilal Karshan Faria",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "718495"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "66ee8ed1bdd9ce4dabcfbaaa",
    "area": "500",
    "providedByName": "Manish Ratilal Fariya ",
    "providedByContactNo": "9967679934"
  }
],
"composition": [
  {
    "measurementType": {
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    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "1",
  "name": "Living Room",
  "length": "15.75",
  "length1": "15",
  "length2": "9",
  "width": "9.75",
  "width1": "9",
  "width2": "9",
  "totalArea": "153.56",
  "images": [],
  "extraAreas": [
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      "measurementType": {
        "label": "Square Feet",
        "value": "Square_Feet"
      },
      "_id": "66f4e4017d6d262b2ba8b63f",
      "name": "Living Room",
      "extraAreaType": "Add",
      "length": "4.92",
      "length1": "4",
      "length2": "11",
      "width": "1.42",
      "width1": "1",
      "width2": "5",
      "totalArea": "6.97"
    }
  ],
  "finalArea": "160.53"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "2.75",
  "length1": "2",
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  "width": "10.33",
  "width1": "10",
  "width2": "4",
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"totalArea": "28.42",
"images": [],
"extraAreas": [],
"finalArea": "28.42"
},
{
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    "value": "Square_Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "10.67",
  "length1": "10",
  "length2": "8",
  "width": "7.67",
  "width1": "7",
  "width2": "8",
  "totalArea": "81.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "81.78"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "6.42",
  "length1": "6",
  "length2": "5",
  "width": "4.33",
  "width1": "4",
  "width2": "4",
  "totalArea": "27.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.81"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
}
```



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"id": "4",
"name": "Bedroom",
"length": "9.75",
"length1": "9",
"length2": "9",
"width": "15.25",
"width1": "15",
"width2": "3",
"totalArea": "148.69",
"images": [],
"extraAreas": [],
"finalArea": "148.69"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "6.50",
  "length1": "6",
  "length2": "6",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "28.71",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.71"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Balcony Area",
      "value": "Balcony_Area"
    },
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    }
  },

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"id": "0",
"length": "7.92",
"length1": "7",
"length2": "11",
"width": "2.83",
"width1": "2",
"width2": "10",
"totalArea": "22.43",
"images": [],
"extraAreas": [],
"finalArea": "22.43",
"percentageBeforeTotal": "22.43",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "348872",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "425",
  "squareMeterArea": "39.48",
  "docFinalBuiltUp": "510",
  "docFinalBuiltUpSquareMeter": "47.376",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "541.67",
    "squareMeterArea": "50.32",
    "expectedRate": "27692.14",
    "percentage": ""
  }
}
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},
"builtUpArea": {
  "area": "650.00",
  "squareMeterArea": "60.39",
  "expectedRate": "23076.92",
  "percentage": "20"
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"saleableArea": {
  "area": "780.00",
  "squareMeterArea": "72.46",
  "expectedRate": "19230.77",
  "percentage": "20"
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"printInReport": true,
"_id": "66ed5a16364a0f4dac12fc52",
"property": "Flat",
"area": "650",
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"updatedAt": "2024-09-26T05:34:37.345Z",
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Co-op. Hsg. Soc. Ltd., Plot No. 312 (Final), R. N. Narkar Marg, Pant Nagar, Village -
Ghatkopar - Kiroal, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East),
Mumbai, PIN - 400 075, State - Maharashtra, India",
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	15'9"	9'9"	153.56
Passage	2'9"	10'4"	28.42
Kitchen	10'8"	7'8"	81.78
Toilet	6'5"	4'4"	27.81
Bedroom	9'9"	15'3"	148.69
Toilet	6'6"	4'5"	28.71
Other Composition :			
Balcony Area	7'11"	2'10"	22.43