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{
  "typeOfReport": {
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  "creditOfficer": {
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    },
    "firstName": "Anil KUMar",
    "type": "CREDITOFFICER",
    "_id": "66d9834500f75047be61a74e",
    "email": "bo4792@pnb.co.in",
    "lastName": "Purbe",
    "mobileNo": "",
    "workMobileNo": "9082416400"
  },
  "fees": {
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    "expectedFees": 1250,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
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  "initial": "PNB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "4792",
  "mobileNo": "0000000000",
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  "ledgerName": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Commercial"
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  "zoneName": "Mumbai Zone (Maharashtra)"
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"firstName": "Amit",
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"siteEngineer": {
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"firstName": "Anwar",
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"lastName": "Shaikh",
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"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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{
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{
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"label": "Wealth Tax"
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"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
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"title": {
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"label": "Wealth Tax"
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  "visitedDate": [
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      "dateTime": "2024-09-21",
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  "value": "A",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "Naigaon (East)",
  "label": false
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  "flooring": {
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  "doors": {
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"label": "Proposed Teak wood door frame with flush doors"
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"windows": {
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  "label": "Proposed Cement Plastering"
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  "whetherCoveredUnderAnyState": {
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    "south": "BG Kini Road ",
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"east": "Details not available "
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"unitBoundaries": {
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    "west": "Building is under construction "
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  "asPerDocument": {
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    "east": "Shop No. 19",
    "south": "Marginal Space ",
    "west": "Shop No. 17"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "The Composition of Commercial Shop is Working Area only.",
"dateOfIssusApprovePlan": "Copy of Approved Plan No. VVCMC / TP / RDP / VP-6450 / 302 / 2023 - 24 dated 16.02.2024 issued by VVCMC. ",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "Building is under construction ",
"unauthorizedConstruction": "N.A",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
}
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  "depreciatedBuildingRate": "2500"
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"igrRate": {
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  "rate": "63500",
  "landRate": "9650",
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  "squareMeterGuideLineRate": "63500.00",
  "squareFeetGuideLineRate": "5899.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "63500.00",
  "squareMeterGuideLineRate": "63500.00",
  "squareFeetGuideLineRate": "5899.00"
},
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential cum Commercial Purpose "
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "monthlyRent": "N.A",
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  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
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  "tenantName": ""
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
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    "label": "Building Under Construction"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Proposed Stilt Car Parking Space ",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2025",
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  "planningArea": {
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  "label": "Building is under construction "
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"materialUsedList": {
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  "label": "Building Under Construction"
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  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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  "label": "Building is under construction "
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"maintenanceIssues": {
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"label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "30",
"flatFloorNo": "Ground",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "20"
},
"finalPlinthArea": {
  "area": "134.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66ed4ba5364a0f4dac12e33f/
routeMap_1726921347818_Image.png",
    "routeLat": "19.362389",
    "routeLng": "72.862472",
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"stationName": "Naigaon ",
"routeDistance": "3.9 Km. ",
"routeStation": {
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  "label": "Railway Station"
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  "coordinates": [
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  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
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    "id": "j6e70q",
    "name": "j6e70q",
    "image": "cases/66ed4ba5364a0f4dac12e33f/
routeMap_1726921246101_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "1952000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "1719180.00",
"finalValue": "1952000.00",
"purchaseValueDocument": {
  "documentType": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
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  "isHardCopy": false,
  "displayStatus": true,
  "id": "872120",
  "path": "cases/66ed4ba5364a0f4dac12e33f/
document_1726827379981_1726827379276_Smita_dubey_agreement.pdf",
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  "documentDate": "16/02/2024",
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  "Promoter": "M/s. Shree Krishna Buildcon",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mrs. Smita Suresh Dube ",
  "number": {
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    "label": "No"
  },
  "No": "2828 / 2024"
}
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"outward": {
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  "number": "2308294",
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},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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    "floorsCompleted": "4",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": true
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "15.00",
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  "status": true
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  "selectedBuildUpValue": "134.20",
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      "orientation": "landscape"
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      "orientation": "portrait"
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  "orientation": "portrait"
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  "path": "cases/66ed4ba5364a0f4dac12e33f/
externallmg_1726908733536_WhatsApp_Image_20240921_at_140454.jpeg",
  "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "18182.00"
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  "builtUpRateRange": {
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    "max": "16529.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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    "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "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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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "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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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "122.00",
"empanelmentNo": [
  "REF:ZO: SAMD:1138"
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Smita Suresh Dube ",
"ownerPhoneNo": "8308862548",
"appAddress": "SHOP NO 18 A WING GROUND FLOOR SHREE KRISHNA BHOOMI
BLDG NO 1 JUCHANDRA NAIGAON EAST PALGHAR 4011208",
"remark": "Mahendra yadav 8308862548",
"documents": [
  {
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "16/02/2024",
      "amount": "1591800.00",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Shree Krishna Buildcon",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mrs. Smita Suresh Dube ",
```

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  "label": "No"
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"No": "2828 / 2024"
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document_1726827379981_1726827379276_Smita_dubey_agreement.pdf",
"fileName":
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},
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "16/02/2024",
    "nameOfApprovingAuthority": {
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      "label": "Vasai Virar City Municipal Corporation"
    },
    "remark": " (As downloaded form RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "VVCMC / TP / RDP / VP-6450 / 302 / 2023 - 24"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1726919120848_Plan.pdf",
  "path": "cases/66ed4ba5364a0f4dac12e33f/document_1726919120848_Plan.pdf",
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Sep 21 2024 17:15:20 GMT+0530 (India Standard Time)"
},
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    "label": "Commencement Certificate"
  },
  "inputs": {
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  "label": "Vasai Virar City Municipal Corporation"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "VVCMC / TP / RDP / VP-6450 / 302 / 2023 - 24"
},
"isHardCopy": false,
"displayStatus": false,
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Sep 21 2024 17:15:50 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": "P99000034992"
},
"isHardCopy": false,
"displayStatus": false,
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"id": "677802",
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}
],
"caseNumber": "011333",
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"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "description": "Create Lead",
    "datetime": "Fri Sep 20 2024 15:47:09 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Smita Suresh Dube ",
    "phone": "8308862548",
    "ownershipShare": "",
    "email": "",
    "id": "167560"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "356369",
    "name": "Working Area",
    "length": "7.42",
    "length1": "7",
    "length2": "5",
    "width": "16.67",
    "width1": "16",
    "width2": "8",
    "totalArea": "123.61",
    "images": [],
    "extraAreas": [],
    "finalArea": "123.61"
  }
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",

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    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
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  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "11.33",
  "totalAreaDocument": "122",
  "docBultupPercentage": "10",
  "docFinalBultUp": "134.20",
  "docFinalBultUpSquareMeter": "12.47",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "806022"
}
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      "squareMeterArea": "55.74",
      "expectedRate": "16666.67",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "61.32",
      "expectedRate": "15151.52",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "area": "600",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "square_yards",
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"expectedRate": "16666.67",
"builtUpExpectedRate": "15151.52",
"image": "cases/66ed4ba5364a0f4dac12e33f/
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"squareMeter": "55.74",
"id": "687023"
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{
  "carpetArea": {
    "area": "550.00",
    "squareMeterArea": "51.10",
    "expectedRate": "18181.82",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "605.00",
    "squareMeterArea": "56.21",
    "expectedRate": "16528.93",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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indicator_1726915337415_Image.png",
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"id": "933806"
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  "builtUpArea": {
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    "squareMeterArea": "11.80",
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    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Shop",
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "1225000",
  "expectedRate": "10610.65",
  "builtUpExpectedRate": "1225000",
  "image": "cases/66ed4ba5364a0f4dac12e33f/
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  "squareMeter": "11.80",
  "id": "612660"
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  "carpetArea": {
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    "squareMeterArea": "9.01",
    "expectedRate": "15979.38",
    "percentage": ""
  },
  },
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"builtUpArea": {
  "area": "106.70",
  "squareMeterArea": "9.91",
  "expectedRate": "14526.71",
  "percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printInReport": true,
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"property": "Shop",
"area": "97",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedRate": "15979.38",
"builtUpExpectedRate": "14526.71",
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indicator_1726915430000_Image.png",
"squareMeter": "9.01",
"id": "471812"
}
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"externalImages": [
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  "status": false,
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externallmg_1726908733477_WhatsApp_Image_20240921_at_140442.jpeg",
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  "orientation": "portrait"
},
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  "status": false,
  "_id": "66ee893dbdd9ce4dabcfb060",
  "name":
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  "path": "cases/66ed4ba5364a0f4dac12e33f/
externallmg_1726908733480_WhatsApp_Image_20240921_at_140444.jpeg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66ee893dbdd9ce4dabcfb061",
  "name":
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| <hr/> Other<br>Composition : |               |              |              |
| <hr/>                        |               |              |              |