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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "64645e68ee6a9735bf790e6f"
    },
    "firstName": "Rajnessh ",
    "type": "CREDITOFFICER",
    "_id": "64645e68ee6a9735bf790e71",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9167940785",
    "email": "bmmsro0618@centralbank.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "18000000",
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    "expectedFees": 9000,
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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",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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  "name": "Malad West Branch\t",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "bmmsro0618@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Vishnu Bhawan,Anand Road, Opp, Malad Railway Station, Malad west
Mumbai-400064\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
"profilePhoto": "users/659ccce98f39506e83489828/
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"siteEngineer": {
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"_id": "62550ed0aba01e0af98f2f75",
"role": "SITEENGINEER",
"firstName": "Chandan",
"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
"workWithDocumentMaker": "1",
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"firstName": "Jayaraja",
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"designation": "",
"shortName": "JA",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  },
  "type": "EMPLOYEE",
  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
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      "number": "IBBI/RV/07/2018/10366"
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      "label": "Chartered Engineer"
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"fatherName": "Baburao"
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  "value": "BANK"
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    }
  ],
  "visitedDate": [
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      "dateTime": "2024-10-29",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "key": "city",
  "value": "Kandivali (East), Mumbai",
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  "label": true
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  "label": false
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  "value": "",
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  "value": "",
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  "value": "B",
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "key": "CTSNo",
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  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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    "key": "suburb",
    "value": "",
    "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak wood door frame 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 "
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    "label": "Cement Plastering"
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"general": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Slum Area",
    "south": "Akurli Road",
    "east": "Sambhaji Nagar CHSL"
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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": "Lobby",
      "south": "Staircase",
      "west": "Marginal Space"
    },
    "asPerDocument": {
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      "east": "Information not available",
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    "west": "Information not available"
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  "title": "Boundaries of The Flat"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Flowerbed & Dry Balcony Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
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  "remark": "RV - 95%",
  "depreciationPercentage": "10.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "273",
  "depreciatedCostOfConstruction": "21527.00",
  "depreciatedBuildingRate": "2327"
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"igrRate": {
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"propertyName": "Flat",
"rate": "146880",
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"igrImage": "cases/671f5ccfc7eda319f462bb19/igr_1730200110744_Image.png",
"squareMeterGuideLineRate": "154224.00",
"squareFeetGuideLineRate": "14328.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "93",
  "rate": "13765.00",
  "squareFeetGuideLineRate": "13765.00",
  "squareMeterGuideLineRate": "148169.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per SRA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
  },
  "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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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Good"
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"materialUsedList": {
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  "label": "Information Not Available"
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  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
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},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
}
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "7",
"totalLifeBuilding": "60",
"estimatedAge": "53",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "9",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "493.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/671f5ccfc7eda319f462bb19/
routeMap_1730201574147_Image.png",
    "routeLat": "19.201160",
    "routeLng": "72.863015",
    "stationName": "Poisar",
    "routeDistance": "750m",
    "routeStation": {
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      "label": "Metro Station"
    }
  }
},
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"type": "Point"
},
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  "finallatlng": false
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    "id": "oz92md",
    "name": "oz92md",
    "image": "cases/671f5ccfc7eda319f462bb19/
routeMap_1730201061475_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
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"outward": {
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  "date": "Tue Oct 29 2024 12:31:23 GMT+0000 (Coordinated Universal Time)",
  "number": "2308911",
  "dayCount": "16",
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  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
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"isHideFloor": false,
"status": false
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"externalPlastering": {
"label": "External Plastering",
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"isHideFloor": false,
"status": false
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"status": false
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"label": "Window",
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  "isHideFloor": false,
  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
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  "status": false
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  "label": "External Development & Final Finishing",
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  "status": false
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"workCompleted": {
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"floorsCompleted": "",
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mage_20241029_at_125008_1.jpeg",
      "path": "cases/671f5ccfc7eda319f462bb19/externallmg_1730200863337_externall
mg_1730186696885_WhatsApp_Image_20241029_at_125008_1.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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mage_20241029_at_125023.jpeg",
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mg_1730186710058_WhatsApp_Image_20241029_at_125023.jpeg",
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  ],
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mage_20241029_at_125008.jpeg",
      "path": "cases/671f5ccfc7eda319f462bb19/externallmg_1730200863352_externall
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    "name": "Living Room",
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    "name": "Living Room",
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    "name": "Living Room",
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    "name": "Living Room",
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    "status": false,
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    "name": "Living Room",
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mg_1730186710334_WhatsApp_Image_20241029_at_125030.jpeg",
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    "name": "Living Room",
    "path": "cases/671f5ccfc7eda319f462bb19/externalImg_1730200886239_externall
mg_1730186710411_WhatsApp_Image_20241029_at_125031_2.jpeg",
    "orientation": "portrait"
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    "max": "25397.00"
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  "builtUpRateRange": {
    "min": "17235.00",
    "max": "21165.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "estimatedValue": "0.00",
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    "isEditable": false
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    "quantity": "0.00",
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    "status": true,
    "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "label": "Lead",
  "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": "671f5ccfc7eda319f462bb19",
"ownerName": "Mr. Vishwajeet Madhusingh Rajpurohit",
"ownerPhoneNo": "9892789583",
"appAddress": "FLAT NO 901 B WING BHOOMI LEGEND CHS LTD OFF SAMTA
NAGAR POLICE STATION OFF WESTERN EXPRESS HIGHWAY AKURLI ROAD
KANDIVALI EAST MUMBAI 400101 ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "18/03/2020",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Ganesh Nagesh Nayak, Mrs. Dipika Nagesh Nayak & Mr. Nagesh
Krishna Nayak",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Vishwajeet Madhusingh Rajpurohit, Mrs. Sheetal Madhusingh
Rajpurohit & Mr. Madhusingh Jogsingh Rajpurohit",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "3210/2020"
    },
    "isHardCopy": false,
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    "fileName":
"document_1730108303461_1730108301817_Rajpurohit_agreement.pdf"
  },
  {
    "documentType": {
      "value": "60ae1250aa6d152c1801b316",
      "label": "Part Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "31/03/2017",
      "nameOfApprovingAuthority": {
        "value": "Slum_Rehabilitation_Authority_(SRA)",
        "label": "Slum Rehabilitation Authority (SRA)"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": " SRA/ENG/1847/RS/ML/GL/Ap"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "113665",
    "path": "cases/671f5ccfc7eda319f462bb19/
document_1730203376341_Part_OC.pdf",
    "fileName": "document_1730203376341_Part_OC.pdf"
  },
  {
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      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "06/06/2014",
      "nameOfApprovingAuthority": {
        "value": "Slum_Rehabilitation_Authority_(SRA)",
        "label": "Slum Rehabilitation Authority (SRA)"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  },
}
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  "displayStatus": false,
  "id": "276316",
  "path": "cases/671f5ccfc7eda319f462bb19/document_1730203459994_CC.pdf",
  "fileName": "document_1730203459994_CC.pdf"
}
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"caseNumber": "012126",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "410407",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Oct 28 2024 09:43:43 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Vishwajeet Madhusingh Rajpurohit",
    "phone": "9892789583",
    "ownershipShare": "",
    "email": "",
    "id": "854198"
  },
  {
    "name": "Mrs. Sheetal Madhusingh Rajpurohit ",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "721238"
  },
  {
    "name": "Mr. Madhusingh Jogsingh Rajpurohit",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "596398"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "850471",
"name": "Living Room",
"length": "15.67",
"length1": "15",
"length2": "8",
"width": "9.42",
"width1": "9",
"width2": "5",
"totalArea": "147.53",
"images": [],
"extraAreas": [],
"finalArea": "147.53"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "8.67",
  "length1": "8",
  "length2": "8",
  "width": "6.92",
  "width1": "6",
  "width2": "11",
  "totalArea": "59.94",
  "images": [],
  "extraAreas": [],
  "finalArea": "59.94"
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    "label": "Square Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "12.25",
  "length1": "12",
  "length2": "3",
  "width": "9.08",
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "3.08",
  "width1": "3",
  "width2": "1",
  "totalArea": "13.10",
  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "6.42",
  "length1": "6",
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  "width2": "2",
  "totalArea": "26.74",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.74"
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  "measurementType": {
    "value": "Square_Feet",
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  "name": "Toilet",
  "length": "6.42",
  "length1": "6",
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  "width1": "4",
  "width2": "2",
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  "images": [],
  "extraAreas": [],
  "finalArea": "26.74"
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"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Flowered Area",
      "value": "Flowered_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "length": "8.67",
    "length1": "8",
    "length2": "8",
    "width": "5.42",
    "width1": "5",
    "width2": "5",
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    "finalArea": "46.94",
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    "percentage": "100"
  },
  {
    "toBeAdded": {
```



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    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "1",
  "length": "4.92",
  "length1": "4",
  "length2": "11",
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  "width1": "3",
  "width2": "4",
  "totalArea": "16.39",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.39",
  "percentageBeforeTotal": "16.39",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "454349",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "411",
    "squareMeterArea": "38.18",
    "docFinalBuiltUp": "493.20",
    "docFinalBuiltUpSquareMeter": "45.82",
    "docBultupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
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"docFinalSaleableSquareMeter": "0.00"
}
],
"images": [],
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    "area": "630.00",
    "squareMeterArea": "58.53",
    "expectedRate": "25396.83",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "756.00",
    "squareMeterArea": "70.23",
    "expectedRate": "21164.02",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "6720c24721492f3332ed2950",
  "property": "Flat",
  "area": "630",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "16000000",
  "expectedRate": "25396.83",
  "builtUpExpectedRate": "21164.02",
  "image": "cases/671f5ccfc7eda319f462bb19/indicator_1730199974823_Image.png",
  "squareMeter": "58.53",
  "id": "383726"
},
{
  "carpetArea": {
    "area": "720.00",
    "squareMeterArea": "66.89",
    "expectedRate": "22916.67",
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"percentage": ""
},
"builtUpArea": {
  "area": "864.00",
  "squareMeterArea": "80.27",
  "expectedRate": "19097.22",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "6720c24721492f3332ed2951",
"property": "Flat",
"area": "720",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "16500000",
"expectedRate": "22916.67",
"builtUpExpectedRate": "19097.22",
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  "label": "Retail"
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Hsg. Soc. Ltd., Opp. Samata Nagar Police Station, Off Western Express Highway, Akurli
Rod, Village - Akurli, Taluka - Borivali, District - Mumbai Suburban, Kandivali (East),
Mumbai, PIN - 400 101, State - Maharashtra, India",
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"email": "",
"isExternal": "false",
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"finalBuiltUpPercentage": "20",
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"finalMeasurementType": "Sq. Ft.",
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  "roadFacing": false,
  "mall": false
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"otherCompositionCarpetTotal": "63.33",
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Ft. = 46.94\nDry Balcony Area in Sq. Ft. = 16.39\n<br />\n",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	15'8"	9'5"	147.53
Kitchen	8'8"	6'11"	59.94
Bedroom	12'3"	9'1"	111.27
Passage	4'3"	3'1"	13.10
Toilet	6'5"	4'2"	26.74
Toilet	6'5"	4'2"	26.74
Other Composition :			
Flowered Area	8'8"	5'5"	46.94
Dry Balcony Area	4'11"	3'4"	16.39