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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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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": "9900000",
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    "expectedFees": 4950,
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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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  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
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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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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"email": "ck06806@gmail.com",
"lastName": "Singh",
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"designation": "",
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"mobileNo": "9004437379",
"shortName": "VS",
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    "lastName": "Chalikwar",
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  }
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  "value": "BANK"
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
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  }
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Shree Ganesh Sra ChsL",
    "south": "Chawls",
    "east": "Jayanti Shukla Marg"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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      "east": "Marginal Space",
      "south": "Flat No. 1003",
      "west": "Lobby / Lift"
    },
    "asPerDocument": {
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      "south": "Details not available",
      "west": "Details not available"
    }
  }
}
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      "title": "Taxies"
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    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
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"landRate": "58650",
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"squareFeetGuideLineRate": "13087.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "134160.00",
  "squareMeterGuideLineRate": "140868.00",
  "squareFeetGuideLineRate": "13087.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"label": "6\" Thk. Brick Masonery"
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"label": "Municipal Water Supply"
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"pavementLaid": {
"value": "Yes",
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"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
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"year": "2024",
"fullDate": "1/1/2024"
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"planningArea": {
"value": "Residential",
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"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
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"qualityOfConstruction": {
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},
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"materialUsedList": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
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  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
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"label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "10",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "738.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1730180045969_Image.png",
    "routeLat": "19.185565",
    "routeLng": "72.845091",
    "stationName": "Malad",
    "routeDistance": "500M",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
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"finalLatLng": {
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"type": "Point"
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    "name": "his4r",
    "image": "cases/671f5fa7c7eda319f462c09f/
routeMap_1730179936046_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"distressValuePercentage": "80",
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"outward": {
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  "number": "2308899",
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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": {
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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  "isHideFloor": false,
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"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"window": {
  "label": "Window",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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"externalPainting": {
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
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    "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
  ],
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externallmg_1730117368908_WhatsApp_Image_20241028_at_173641_3.jpeg",
      "orientation": "portrait"
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externallmg_1730117369063_WhatsApp_Image_20241028_at_173639_2.jpeg",
      "orientation": "portrait"
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      "_id": "671f7ef97692991a2ce1a0a4",
      "name":
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    "path": "cases/671f5fa7c7eda319f462c09f/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/671f5fa7c7eda319f462c09f/
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    "orientation": "portrait"
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    "path": "cases/671f5fa7c7eda319f462c09f/
externallmg_1730117369064_WhatsApp_Image_20241028_at_173639.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name":
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    "path": "cases/671f5fa7c7eda319f462c09f/
externallmg_1730117368914_WhatsApp_Image_20241028_at_173642.jpeg",
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externallmg_1730117368913_WhatsApp_Image_20241028_at_173642_1.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "671f7ef97692991a2ce1a09f",
    "name":
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    "path": "cases/671f5fa7c7eda319f462c09f/
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "671f7ef97692991a2ce1a09b",
    "name":
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    "path": "cases/671f5fa7c7eda319f462c09f/
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    "orientation": "portrait"
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    "status": false,
    "_id": "671f7ef97692991a2ce1a09d",
    "name":
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    "path": "cases/671f5fa7c7eda319f462c09f/
externallmg_1730117369009_WhatsApp_Image_20241028_at_173637.jpeg",
    "orientation": "portrait"
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    "path": "cases/671f5fa7c7eda319f462c09f/
externallmg_1730117368932_WhatsApp_Image_20241028_at_173634_1.jpeg",
    "orientation": "portrait"
  }
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  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
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    "min": "20962.00",
    "max": "22847.00"
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  "builtUpRateRange": {
    "min": "19057.00",
    "max": "20770.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "kitchenArrangements": {
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"title": "Kitchen arrangements",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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},
"taskStatus": {
  "SITE_INSPECTION": false,
  "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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "671.00",
"empanelmentNo": [
  "SMRO /CREDIT/2017-18/1311"
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"isAdvanceInvoice": false,
"status": true,
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"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "671f5fa7c7eda319f462c09f",
"ownerName": "Mr. Rahul Ashok Phadtare & Mr. Ashok Mahadev Phadtare",
"ownerPhoneNo": "9594601403",
"appAddress": "FLAT NO 1004 10TH FLOOR SHUBHASHREE ARCADE JEKARIYA
ROAD MALAD WEST MUMBAI 400064",
"remark": "RV required 99 lakh",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "17/10/2024",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mrs. Bharti Shailesh Sundesha",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Rahul Ashok Phadtare & Mr. Ashok Mahadev Phadtare",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "14574 / 2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "702028",
    "path": "cases/671f5fa7c7eda319f462c09f/
document_1730109283135_1730109281452_Rahul_fadtare_agreement.pdf",
    "fileName":
"document_1730109283135_1730109281452_Rahul_fadtare_agreement.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    }
  }
]
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},
"inputs": {
  "documentDate": "04/01/2020",
  "nameOfApprovingAuthority": {
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CHE / WSII / 0195 / P / 337 (New) / FCC / 5 / Amend"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/671f5fa7c7eda319f462c09f/document_1730179281123_169458.pdf",
"id": "324137",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Tue Oct 29 2024 05:21:21 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "10/09/2024",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / WSII / 0195 / P / 337 (New) / OCC / 5 / New"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1730179368322_167260.pdf",
  "path": "cases/671f5fa7c7eda319f462c09f/document_1730179368322_167260.pdf",
  "id": "756880",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Tue Oct 29 2024 05:22:48 GMT+0000 (Coordinated Universal Time)"
}
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],
"caseNumber": "012127",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "580099",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Oct 28 2024 09:55:51 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rahul Ashok Phadtare & Mr. Ashok Mahadev Phadtare",
    "phone": "9594601403",
    "ownershipShare": "",
    "email": "",
    "id": "112306"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "257681",
    "name": "Living Room",
    "length": "19.00",
    "length1": "19",
    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "190.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "190.00"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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"id": "1",
"name": "Bedroom",
"length": "14.00",
"length1": "14",
"length2": "00",
"width": "9.00",
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"width2": "00",
"totalArea": "126.00",
"images": [],
"extraAreas": [],
"finalArea": "126.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "0",
  "width": "10.00",
  "width1": "10",
  "width2": "0",
  "totalArea": "120.00",
  "images": [],
  "finalArea": "120.00",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "84.00",
  "images": [],
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```
"extraAreas": [],
"finalArea": "84.00"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "0",
  "width": "6.00",
  "width1": "6",
  "width2": "0",
  "totalArea": "30.00",
  "images": [],
  "finalArea": "30.00",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "0",
  "width": "9.00",
  "width1": "9",
  "width2": "0",
  "totalArea": "27.00",
  "images": [],
  "finalArea": "27.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
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"length": "6.00",
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"length2": "00",
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"width1": "8",
"width2": "00",
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"extraAreas": [],
"finalArea": "48.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "62.34",
  "totalAreaDocument": "671",
  "docBultupPercentage": "10",
  "docFinalBultUp": "738.10",
  "docFinalBultUpSquareMeter": "68.57",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "740698"
}
],
"images": [],
"indicatorArr": [
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    "area": "590.91",
    "squareMeterArea": "54.90",
    "expectedRate": "22846.12",
    "percentage": ""
  },
  "bultUpArea": {
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"area": "650.00",
"squareMeterArea": "60.39",
"expectedRate": "20769.23",
"percentage": "10"
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"saleableArea": {
  "area": "0.00",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "67206a8cc7eda319f4630d27",
"property": "Flat",
"area": "650",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "13500000",
"expectedRate": "22846.12",
"builtUpExpectedRate": "13500000",
"image": "cases/671f5fa7c7eda319f462c09f/indicator_1730177464910_Image.png",
"squareMeter": "60.39",
"id": "807229"
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{
  "carpetArea": {
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    "squareMeterArea": "59.46",
    "expectedRate": "22656.25",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "704.00",
    "squareMeterArea": "65.40",
    "expectedRate": "20596.59",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
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    "expectedRate": "0.00",
    "percentage": ""
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"floor": "",
"source": "Nobroker.com",
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```

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"assignmentType": {
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"fullAddress": "Residential Flat No. 1004, 10th Floor, Shubhshri Arcade, Jakeria Road,
Village - Malad South, Taluka - Borivali, District - Mumbai Suburban, Malad (West), 400
064, State - Maharashtra, India",
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"email": "",
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"isUrgent": "false",
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"proposePurchaserName": "",
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"relationWithOwner": "Self",
"rerald": "",
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"buildingServicesRate": "2800",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"toBeAdded": "",
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"siteMeasurementRemark": "",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	19'00"	10'00"	190.00
Bedroom	14'00"	9'00"	126.00
Bedroom	12'0"	10'0"	120.00
Kitchen	12'00"	7'00"	84.00
Toilet	5'0"	6'0"	30.00
Toilet	3'0"	9'0"	27.00
Passage	6'00"	8'00"	48.00
Other Composition :			