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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Savita",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230e44",
    "email": "0_default_savita.barve@janasevabank.in",
    "mobileNo": "28338001",
    "workMobileNo": "8108371111",
    "lastName": "Barve"
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  "fees": {
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    "expectedFees": 250,
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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": {
  "_id": "5fc6a0d8da3c631ed41d1836",
  "type": "BANK",
  "name": "Janaseva Sahakari Bank (Borivali) LTD",
  "displayName": "Janaseva Sahakari Bank (Borivali) LTD",
  "initial": "JSB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000002",
  "type": "BRANCH",
  "name": "Borivli (West) Branch",
  "email": "jssbl@mtnl.net.in",
  "mobileNo": "28332893",
  "alternateMobileNo": "",
  "address": "Aravali Business Centre(Phhol Mahal) Ramdas Surtale Marg Off
SOdawala Lane Boriwali (West) Mumbai 4000092",
  "ledgerName": "Janseva Sahakari Bank Borivali (W)",
  "fax": "28998842",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
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\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
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"siteEngineer": {
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  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
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  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "number": "CAT-I-F-1763"
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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  "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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    {
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      "dateTime": "2024-11-25",
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    }
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  "key": "village",
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  "label": true
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  "label": true
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  "value": "Mumbai Suburban",
  "label": true
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  "key": "taluka",
  "value": "Borivali",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "101 & 102 ",
  "label": false
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  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "Kandivali (West)",
  "label": false
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},
"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  }
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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"general": {
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    "label": "company ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "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": "Mahatma Gandhi Cross Road No. 3",
    "south": "Parekh Radiance Apartment ",
    "east": "Rite Divine Building "
  },
  "asPerDocumentAgreement": {
    "north": "CTS No. 1164",
    "west": "DP Road ",
    "south": "CTS No. 1166",
    "east": "CTS No. 1164 & CTS No. 1169"
  },
  "unitBoundaries": {
    "asPerActual": {
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    "south": "Marginal Space ",
    "west": "Marginal Space "
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    "east": "Multipurpose Room & Society Office ",
    "south": "Marginal Space ",
    "west": "Marginal Space "
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per site inspection, Unit No. 101 & 102 are internally merged with separate entrances. The Composition of Amalgamated Unit is Reception Area + 3 Cabins + Passage + 4 Toilets + Duct Area + Flower Bed Area. ",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. P - 7353 / 2021 / R / S / 337 / 1 / New dated 21.03.2024 issued by MCGM. ",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Office",
  "rate": "165020",
  "landRate": "67730",
  "igrImage": "cases/67446520d1078a4ea7f9f143/igr_1733141078634_Image.png",
  "squareMeterGuideLineRate": "165020.00",
  "squareFeetGuideLineRate": "15331.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "165020.00",
  "squareMeterGuideLineRate": "165020.00",
  "squareFeetGuideLineRate": "15331.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "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 ",
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"tenantName": "Herbal Hills Ayurvedic wellness Centre <br />Occupied Since - Last  
4 Months ",  
  "maintenanceOfFlat": "Good"  
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"marketability": {  
  "marketabilityList": {  
    "value": "Good",  
    "label": "Good"  
  },  
  "anyFavouringForExtraPotentialValue": "Located in developed area ",  
  "negativeFactorsOfAffectMarketValue": "No"  
},  
"siteMeasurement": {  
  "roof": {  
    "value": "rcc_Slab",  
    "label": "R. C. C. Slab"  
  },  
  "partitions": {  
    "value": "6\"_Thk._Brick_Masonry",  
    "label": "6\" Thk. Brick Masonery"  
  },  
  "waterTank": {  
    "value": "MunicipalWaterSupply",  
    "label": "Municipal Water Supply"  
  },  
  "pavementLaid": {  
    "value": "Yes",  
    "label": "Yes"  
  },  
  "carParking": "Along with One Car Parking Space ",  
  "constructionWorkStatus": {  
    "value": "Completed",  
    "label": "Completed"  
  },  
  "asthetikLook": {  
    "value": "Plain_Looking",  
    "label": "Plain Looking"  
  },  
  "dateOfConstruction": {  
    "date": "1",  
    "month": "1",  
    "year": "2024",  
    "fullDate": "1/1/2024"  
  },  
  "planningArea": {  
    "value": "Residential",
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"label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"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"
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"maintenancelssues": {
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  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "9",
"flatFloorNo": "1",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "1"
},
"finalPlinthArea": {
  "area": "1001.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeLat": "72.843865",
"routeLng": "72.843865",
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"routeDistance": "950 Mtrs. ",
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "ms88he",
    "name": "ms88he",
    "image": "cases/67446520d1078a4ea7f9f143/
routeMap_1733204444458_Image.png"
  }
],
"valuation": {
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    "costOfConstruction": "",
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "totalkitchenArrangementsRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
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"outward": {
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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": ""
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}
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"percentage": "0.00",
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"fullBuildingRcc": {
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  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
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  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
}
```

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"window": {
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "status": false
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"internalPainting": {
  "label": "Internal Painting",
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
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"reportImages": {
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_r_1732685790148_TimePhoto_20241126_152237.jpg",
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67446520d1078a4ea7f9f143/
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    "orientation": "portrait"
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  {
    "status": false,
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    "orientation": "portrait"
  },
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  "path": "cases/67446520d1078a4ea7f9f143/externallmg_r_1733204829316_externallmg_r_1732685812536_TimePhoto_20241126_154914.jpg",
  "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "25448.00",
    "max": "33817.00"
  },
  "builtUpRateRange": {
    "min": "23134.00",
    "max": "30743.00"
  },
  "saleableRateRange": {
    "min": "19279.00",
    "max": "25619.00"
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "status": true,
    "isEditable": false
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```



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"title": "Wardrobes",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"kitchenArrangements": {
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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": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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```

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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": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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,
  "COMPLETED": false
}
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},
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"type": "CASE",
"leadType": {
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "910.00",
"empanelmentNo": [
  "36/ LOAN H.O./2016-17/232"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "REPORTGENERATED",
"paymentStatus": "NA",
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"paymentIds": [],
"_id": "67446520d1078a4ea7f9f143",
"ownerName": "M/s. Maitri & Maitri Realtors ",
"ownerPhoneNo": "9702304050",
"appAddress": "Unit no 101 & 102 1 st floor Maitri Swami Krupa M G Road Cross
road no 3 Kandivali West Mumbai 400067",
"remark": "morage loan - Contact Presan no-builder - Kaushik Trivedi ",
"documents": [
  {
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      "label": "Deed of Conveyance"
    },
    "inputs": {
      "documentDate": "08/04/2021",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mr. Jaypal Krishnarao Jayakar, Mrs Mrunal Radhakrishna Talpade &
others ",
      "to": {
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        "label": "Purchaser"
      },
      "Purchaser": "M/s. Maitri & Maitri Realtors "
    }
  },

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"isHardCopy": false,
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    "label": "Leave & Licence Agreement"
  },
  "inputs": {
    "documentDate": "28/06/2024",
    "from": {
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      "label": "Licensor"
    },
    "Licensor": "M/s. Maitri & Maitri Realtors ",
    "to": {
      "value": "Licensee",
      "label": "Licensee"
    },
    "Licensee": "M/s. Isha Agro Developers Pvt. Ltd. "
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/67446520d1078a4ea7f9f143/document_1733201135683_document_
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102.pdf",
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Dec 03 2024 04:45:36 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P-7353 / 2021 / (-Proposed Redevelopment Building on Plot Bearing CTS
No. 1165 of Village Kandivali & Other) / R / S Ward / Kandivali R / S / OCC / 1 / New"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/67446520d1078a4ea7f9f143/document_1733201516373_Oc.pdf",
"id": "998889",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Dec 03 2024 04:51:56 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P - 7353 / 2021 / R / S / 337 / 1 / New"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1733229264766_Drawing_11.pdf",
  "path": "cases/67446520d1078a4ea7f9f143/
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  "id": "292875",
  "uploadedBy": "62fe044a48a26047e6552796",
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},
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  "documentType": {
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    "label": "RERA Certificate"
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800033864"
},
"isHardCopy": false,
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"path": "cases/67446520d1078a4ea7f9f143/document_1733229310564_RERA.pdf",
"id": "782482",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Dec 03 2024 12:35:10 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012579",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "877782",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 25 2024 11:53:04 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Maitri & Maitri Realtors ",
    "phone": "9702304050",
    "ownershipShare": "",
    "email": "",
    "id": "550991"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
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  "name": "Unit",
  "length": "6.50",
  "length1": "6",
  "length2": "6",
  "width": "8.50",
  "width1": "8",
  "width2": "6",
  "totalArea": "55.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "55.25"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Unit",
  "length": "12.92",
  "length1": "12",
  "length2": "11",
  "width": "9.92",
  "width1": "9",
  "width2": "11",
  "totalArea": "128.09",
  "images": [],
  "finalArea": "128.09",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "Toilet",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
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"width": "6.50",
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"width2": "6",
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Unit",
  "length": "1.92",
  "length1": "1",
  "length2": "11",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
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  "images": [],
  "extraAreas": [],
  "finalArea": "5.59"
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    "label": "Square Feet"
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  "name": "Unit",
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  "length1": "13",
  "length2": "3",
  "width": "9.75",
  "width1": "9",
  "width2": "9",
  "totalArea": "129.19",
  "images": [],
  "extraAreas": [
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        "label": "Square Feet"
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    }
  ]
}
```



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    },
    "_id": "674e91cdd7693ad1c939fa73",
    "name": "Passage ",
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    "length": "3.42",
    "length1": "3",
    "length2": "5",
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    "width1": "4",
    "width2": "11",
    "totalArea": "16.80"
  },
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      "label": "Square Feet"
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    "_id": "674e91f3e077c54e532e8b60",
    "name": "Passage ",
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    "length1": "19",
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    "width1": "6",
    "width2": "3",
    "totalArea": "121.35"
  }
],
"finalArea": "267.34000000000003"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "6.67",
  "length1": "6",
  "length2": "8",
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  "width1": "3",
  "width2": "11",
  "totalArea": "26.11",
  "images": [],
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"extraAreas": [],
"finalArea": "26.11"
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    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "6.50",
  "length1": "6",
  "length2": "6",
  "width": "3.58",
  "width1": "3",
  "width2": "7",
  "totalArea": "23.29",
  "images": [],
  "finalArea": "64.37",
  "extraAreas": []
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Mahatma Gandhi Cross Road No. 3, Village - Kandivali, Kandivali (West), Taluka -
Borivali, District - Mumbai Suburban, PIN - 400 067, State - Maharashtra, Country -
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Unit	6'6"	8'6"	55.25
Unit	12'11"	9'11"	128.09
Toilet	4'2"	6'6"	27.08
Unit	1'11"	2'11"	5.59
Unit	13'3"	9'9"	129.19
Toilet	6'8"	3'11"	26.11
Toilet	6'6"	3'7"	23.29
Working Area	12'8"	9'7"	121.39
Toilet	4'5"	6'5"	28.34
Other Composition :			
Balcony Area	2'11"	4'11"	14.34