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{
  "typeOfReport": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "6433d24da99b2228209c2484"
    },
    "firstName": "Avinash",
    "type": "CREDITOFFICER",
    "_id": "6433d24da99b2228209c2486",
    "lastName": "Devane",
    "mobileNo": "",
    "workMobileNo": "8983360879",
    "email": "avinash.devane@janasevabank.in"
  },
  "fees": {
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    "propertyValue": "3000000",
    "discussWithPerson": "Avinash",
    "expectedFees": 1500,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "displayName": "Janaseva Sahakari Bank (Borivali) LTD",
  "initial": "JSB",
  "remark": "Temp",
  "status": true
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  "name": "Vasai West Branch\t",
  "branchCode": "",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "email": "avinash.devane@janasevabank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Jai Khodiyar Bhavan, Opp. Gurudwara, Ambadi road, Vasai West,
Palghar 401202.\n"
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  "value": "Residential"
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"lastName": "Salvi",
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"lastName": "Parab",
"mobileNo": "8291009567",
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"shortName": "Sameer",
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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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"designation": ""
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          "label": "Registered Valuer"
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "value": "B",
  "label": true
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  "label": true
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"value": "Badlapur (East)",
"label": false
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"label": "R. C. C. Slab"
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"label": "Vitrified Tile Flooring"
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"doors": {
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"windows": {
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"label": "Aluminium Sliding Windows with window grills"
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"value":
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"label": "Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring"
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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"general": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "_Kulgaon_Badlapur_Nagar_Parishad",
    "label": " Kulgaon Badlapur Nagar Parishad"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Internal Road",
    "west": "Wing - A",
    "south": "Row House ",
    "east": "Open Plot "
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  "asPerDocumentAgreement": {
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    "west": "Property of Forest ",
    "south": "Property of Forest ",
    "east": "Property of Laxman Gopal Sonawale "
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  "unitBoundaries": {
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      "south": "Marginal Space ",
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    },
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      "east": "Details not available ",
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      "west": "Details not available "
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    "title": "Boundaries of The Flat"
  },
  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
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    "taxies": {
      "title": "Taxies"
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    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "As Building Completion Certificate is received, we assumed that the construction is as per Sanction Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "landRate": "9440",
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  "squareMeterGuideLineRate": "41395.00",
  "squareFeetGuideLineRate": "3846.00"
},
"igrFinalRate": {
  "floorRatePercentage": "85",
  "depreciationPercentage": "83",
  "rate": "3341.00",
  "squareMeterGuideLineRate": "35963.00",
  "squareFeetGuideLineRate": "3341.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "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 local norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal "
},
"marketability": {
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"marketabilityList": {
  "value": "Good",
  "label": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2007",
    "fullDate": "1/1/2007"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  }
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},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
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"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "Building_Completion_Certificate",
"label": "Building Completion Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "43",
"ageOfBuilding": "17",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "550.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/674e98e8e077c54e532e9b4f/
routeMap_1733225240369_Image.png",
"routeLat": "19.177861",
"routeLng": "73.221639",
"stationName": "Badlapur",
"routeDistance": "2.5 km. ",
"routeStation": {
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    "value": "Railway_Station",
    "label": "Railway Station"
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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"locationMapImg": [
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    "id": "bn8whb",
    "name": "bn8whb",
    "image": "cases/674e98e8e077c54e532e9b4f/
routeMap_1733225124489_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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"totalelectricityDepositsRate": "0",
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  "number": "2309334",
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    "status": true
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    "isHideFloor": false,
    "status": false
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "status": true
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      "orientation": "portrait"
    }
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      "orientation": "portrait"
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      "name":
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    "path": "cases/674e98e8e077c54e532e9b4f/
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "path": "cases/674e98e8e077c54e532e9b4f/
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    "orientation": "portrait"
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externallmg_1733209244704_WhatsApp_Image_20241203_at_122724.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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"builtUpRateRange": {
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  "max": "6042.00"
},
"saleableRateRange": {
  "min": "3895.00",
  "max": "5035.00"
}
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "ratePerUnit": "0.00",
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "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,
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"isEditable": true
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  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "550.00",
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerName": "Shri. Ramaling Audumbar Bhadule",
"ownerPhoneNo": "9987100740",
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"appAddress": "FLAT NO 14 SHREE VISHNU DARSHAN CHS LTD 3RD FLOOR B
WING BELVALI VILLAGE BADLAPUR ",
"remark": "other contact no. 7021188693",
"documents": [
  {
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Hari Om Construction Prop.",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Shri. Ramaling Audumbar Bhadule",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "2398 / 2008"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "767634",
    "path": "cases/674e98e8e077c54e532e9b4f/
document_1733204182455_1733204179218_ramalina_agreement.pdf",
    "fileName": "document_1733204182455_1733204179218_ramalina_agreement.pdf"
  },
  {
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      "value": "60ae1267aa6d152c1801b380",
      "label": "Building Completion Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Kulgaon Badlapur Nagarparishad"
      },
      "number": {
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    "value": "No",
    "label": "No"
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  "No": "KNP / NRV / 959 / "
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"createdAt": "Tue Dec 03 2024 10:46:42 GMT+0000 (Coordinated Universal Time)"
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "08/12/2004",
    "nameOfApprovingAuthority": {
      "value": "Kulgaon_Badlapur_Nagarparishad",
      "label": "Kulgaon Badlapur Nagarparishad"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "BNP / NRV / B.P / 674 - 154"
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Dec 03 2024 11:04:11 GMT+0000 (Coordinated Universal Time)"
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"caseHistory": [
  {
    "id": "819919",
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Tue Dec 03 2024 05:36:40 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
  {
    "name": "Shri. Ramaling Audumbar Bhadule",
    "phone": "9987100740",
    "ownershipShare": "",
    "email": "",
    "id": "927102"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "6",
    "name": "Living Room",
    "length": "15.42",
    "length1": "15",
    "length2": "5",
    "width": "8.92",
    "width1": "8",
    "width2": "11",
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    "images": [],
    "finalArea": "137.46",
    "extraAreas": []
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      "label": "Square Feet"
    },
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    "name": "Passage",
    "length": "2.92",
    "length1": "2",
    "length2": "11",
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"width1": "10",
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      "label": "Square Feet"
    },
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    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "3.92",
    "length1": "3",
    "length2": "11",
    "width": "1.92",
    "width1": "1",
    "width2": "11",
    "totalArea": "7.51"
  }
],
"finalArea": "37.65"
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  "measurementType": {
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  "name": "Bathroom",
  "length": "5.92",
  "length1": "5",
  "length2": "11",
  "width": "4.92",
  "width1": "4",
  "width2": "11",
  "totalArea": "29.09",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.09"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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},
  "id": "3",
  "name": "WC",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "14.36",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.36"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "65.39",
  "images": [],
  "extraAreas": [],
  "finalArea": "65.39"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
  "width": "13.33",
  "width1": "13",
  "width2": "4",
  "totalArea": "116.67",
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"otherComposition": [],
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"typeofDocument": {
"label": "Agreement For Sale",
"value": "60ae1254aa6d152c1801b326"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"selectAreaTypeDocument": "Built_Up",
"squareMeterArea": "51.10",
"totalAreaDocument": "550",
"docBuiltpPercentage": "",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "301565"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "400.00",
"squareMeterArea": "37.16",
"expectedRate": "7250.00",
"percentage": ""
},
"builtUpArea": {
"area": "480.00",
"squareMeterArea": "44.59",
"expectedRate": "6041.67",
"percentage": "20"
},
"saleableArea": {
"area": "576.00",
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"squareMeterArea": "53.51",
"expectedRate": "5034.72",
"percentage": "20"
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"property": "Flat",
"area": "400",
"builtUpPercentage": "20",
"saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "2900000",
"expectedRate": "7250.00",
"builtUpExpectedRate": "6041.67",
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"squareMeter": "37.16",
"id": "461786"
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{
"carpetArea": {
"area": "661.11",
"squareMeterArea": "61.42",
"expectedRate": "6579.84",
"percentage": ""
},
"builtUpArea": {
"area": "793.33",
"squareMeterArea": "73.70",
"expectedRate": "5483.22",
"percentage": "20"
},
"saleableArea": {
"area": "952.00",
"squareMeterArea": "88.44",
"expectedRate": "4569.33",
"percentage": "20"
},
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"_id": "674ed112d1078a4ea7fed64a",
"property": "Flat",
"area": "952",
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"saleablePercentage": "20",
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"builtUpExpectedRate": "5483.22",
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"id": "275609"
},
{
  "carpetArea": {
    "area": "303.54",
    "squareMeterArea": "28.20",
    "expectedRate": "6984.25",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "364.25",
    "squareMeterArea": "33.84",
    "expectedRate": "5820.18",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "40.61",
    "expectedRate": "4850.15",
    "percentage": "20"
  },
  "printlnReport": true,
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  "property": "Flat",
  "area": "303.54",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "2120000",
  "expectedRate": "6984.25",
  "builtUpExpectedRate": "5820.18",
  "image": "cases/674e98e8e077c54e532e9b4f/
indicator_1733218236839_Image.png",
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"squareMeter": "28.20",
"id": "462456"
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{
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    "squareMeterArea": "41.42",
    "expectedRate": "5607.52",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "535.00",
    "squareMeterArea": "49.70",
    "expectedRate": "4672.90",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "642.00",
    "squareMeterArea": "59.64",
    "expectedRate": "3894.08",
    "percentage": "20"
  },
  "printlnReport": true,
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  "area": "535",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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  "areaType": "Built_Up",
  "floor": "",
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Name	Length	Width	Total
Composition :			
Living Room	15'5"	8'11"	137.46
Passage	2'11"	10'4"	30.14
Bathroom	5'11"	4'11"	29.09
WC	3'8"	3'11"	14.36
Kitchen	7'4"	8'11"	65.39
Bedroom	8'9"	13'4"	116.67
Other Composition :			