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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "Bhaskar",
    "type": "CREDITOFFICER",
    "_id": "66a879097a0b656fbbdc5858",
    "email": "bom164@mahabank.co.in",
    "lastName": "khude",
    "mobileNo": "",
    "workMobileNo": "87965 3721"
  },
  "fees": {
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    "expectedFees": 4000,
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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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  "status": true
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  "fax": "",
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"firstName": "SAHADEV ",
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"workWithDocumentMaker": ""
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"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
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"role": "FRONTDESK",
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"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
"shortName": "BS",
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  {
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "longitude": "72.8525455864902"
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    "dateTime": "2024-12-04",
    "remark": "MANUAL_IN_TASK"
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  {
    "status": "COMPLETED",
    "dateTime": "2024-12-03",
    "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "Andheri (East)",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Marble Flooring"
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    "label": "Aluminium Sliding Windows with window grills"
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "south": "Anmol Apartment Road",
  "east": "Slum Area "
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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": "Lift",
    "west": "Lobby"
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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not verified",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "28656",
  "depreciatedBuildingRate": "1456"
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  "squareFeetGuideLineRate": "13188.00",
  "squareMeterGuideLineRate": "141951.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "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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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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  "label": "Municipal Water Supply"
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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Stilt / Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1993",
  "fullDate": "1/1/1993"
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"planningArea": {
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  "label": "Residential"
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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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"qualityOfConstruction": {
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"buildingSpecification": {
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"structuralSafety": {
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
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  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  },
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    "label": "As per site information"
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  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "28",
  "ageOfBuilding": "32",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "7",
  "flatFloorNo": "2",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1735887742248_Image.png",
    "routeLat": "19.108765",
    "routeLng": "72.872284",
    "stationName": "Airport Road",
    "routeDistance": "450 Mtrs. ",
    "routeStation": {
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      "label": "Metro Station"
    }
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"showLocation": {
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routeMap_1735887610923_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
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  "othersRate": "0",
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"bookValue": "0",
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"outward": {
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  "date": "Fri Jan 03 2025 09:11:06 GMT+0000 (Coordinated Universal Time)",
  "number": "2309909",
  "dayCount": "7",
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  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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}
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  "status": false
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
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  "percentage": "0.00",
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  "isHideFloor": false,
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},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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}
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externallmg_1733374844713_WhatsApp_Image_20241205_at_74343_AM.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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  ]
}
```

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    "orientation": "portrait"
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    "status": false,
    "_id": "6751337dbefd7f3db9049d75",
    "name":
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    "path": "cases/674f0fd994a947360dc60350/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6751337dbefd7f3db9049d7d",
    "name":
"externallmg_1733374844713_WhatsApp_Image_20241205_at_74343_AM.jpeg",
    "path": "cases/674f0fd994a947360dc60350/
externallmg_1733374844713_WhatsApp_Image_20241205_at_74343_AM.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
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    "name":
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    "path": "cases/674f0fd994a947360dc60350/
externallmg_1733374844799_WhatsApp_Image_20241205_at_74345_AM_1.jpeg",
    "orientation": "portrait"
  },
}
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  "path": "cases/674f0fd994a947360dc60350/
externallmg_1733374844804_WhatsApp_Image_20241205_at_74345_AM_2.jpeg",
  "orientation": "portrait"
}
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "25694.00",
    "max": "40979.00"
  },
  "builtUpRateRange": {
    "min": "21412.00",
    "max": "34149.00"
  },
  "saleableRateRange": {
    "min": "17843.00",
    "max": "28458.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "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
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  "showcases": {
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```
"title": "Showcases",
"quantity": "0.00",
"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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"superfineFinish": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "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
},
"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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  "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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
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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",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "674f0fd994a947360dc60350",
"ownerName": "Mr. Pragna Arun Parikh",
"ownerPhoneNo": "9958111061",
"appAddress": "Flat No. 202 A Anmol, 2nd floor, Sir Mathuradas Vissanji Road,Andheri
-Kurla Road,Andheri East Bombay-400059",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "11/11/1991",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Anmol Properties Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Pragna Arun Parikh & Shri. Arun Navnitlal Parikh ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "618 / 1991"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "964341",
    "path": "cases/674f0fd994a947360dc60350/document_1733234602370_173323460
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0624_Pragna_Arun_Parikh_Purchaser_Mrs_Parul_Bansal_Sahil_kansal.pdf",
"fileName": "document_1733234602370_1733234600624_Pragna_Arun_Parikh_Pu
rchaser_Mrs_Parul_Bansal_Sahil_kansal.pdf"

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},  
{  
  "documentType": {  
    "value": "60ae1256aa6d152c1801b330",  
    "label": "Draft Agreement for sale"  
  },  
  "inputs": {  
    "remark": " made in the year 2024",  
    "from": {  
      "value": "Seller",  
      "label": "Seller"  
    },  
    "Seller": "Mr. Pragna Arun Parikh",  
    "to": {  
      "value": "Purchasers",  
      "label": "Purchasers"  
    },  
    "Purchasers": "Mr. Sahil Kansal & Mrs. Parul Bansal",  
    "number": {  
      "value": "Document_No",  
      "label": "Document No"  
    },  
    "Document_No": "-"  
  },  
  "isHardCopy": false,  
  "displayStatus": false,  
  "fileName": "document_1735888478948_Draft_Agreement.pdf",  
  "path": "cases/674f0fd994a947360dc60350/  
document_1735888478948_Draft_Agreement.pdf",  
  "id": "763377",  
  "uploadedBy": "62fe044a48a26047e6552796",  
  "createdAt": "Fri Jan 03 2025 07:14:39 GMT+0000 (Coordinated Universal Time)"  
},  
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  "documentType": {  
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    "label": "Society Share Certificate"  
  },  
  "inputs": {  
    "to": {  
      "value": "Seller",  
      "label": "Seller"  
    },  
  },  
}
```

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"Seller": "Mr. Pragna Arun Parikh",
"number": {
  "value": "No",
  "label": "No"
},
"No": "90 dated 25.09.1995 issued by Minal Mandir Co-Op. Hsg. Soc. Ltd."
},
"isHardCopy": false,
"displayStatus": false,
"id": "998506",
"path": "cases/674f0fd994a947360dc60350/
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"fileName": "document_1735888656822_298502.pdf"
}
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"caseNumber": "012764",
"createdBy": "667112d324f3ba1343e5ac5c",
"caseHistory": [
  {
    "id": "622289",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Dec 03 2024 14:04:09 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Pragna Arun Parikh",
    "phone": "9958111061",
    "ownershipShare": "",
    "email": "",
    "id": "869002"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Sahil Kansal & Mrs. Parul Bansal",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Living Room",
  "length": "23.00",
  "length1": "23",
  "length2": "00",
  "width": "11.50",
  "width1": "11",
  "width2": "6",
  "totalArea": "264.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "264.50"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
  "length": "10.83",
  "length1": "10",
  "length2": "10",
  "width": "3.08",
  "width1": "3",
  "width2": "1",
  "totalArea": "33.40",
  "images": [],
  "extraAreas": [
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        "label": "Square Feet"
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      "extraAreaType": "Add",
      "length": "9.00",
      "length1": "9",
      "length2": "00",
      "width": "1.00",
      "width1": "1",
      "width2": "00",
```

```
    "totalArea": "9.00"
  }
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"finalArea": "42.4"
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{
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    "label": "Square Feet"
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  "id": "2",
  "name": "Toilet",
  "length": "5.75",
  "length1": "5",
  "length2": "9",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "25.40",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.40"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "96.00",
  "length1": "96",
  "length2": "00",
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  "width1": "1",
  "width2": "00",
  "totalArea": "96.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "96.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },

```

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"id": "4",
"name": "Bedroom",
"length": "13.42",
"length1": "13",
"length2": "5",
"width": "11.50",
"width1": "11",
"width2": "6",
"totalArea": "154.29",
"images": [],
"extraAreas": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "_id": "677790d04dad6a51548ec8d5",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "3.17",
    "length1": "3",
    "length2": "2",
    "width": "2.33",
    "width1": "2",
    "width2": "4",
    "totalArea": "7.39"
  }
],
"finalArea": "161.67999999999998"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "11.25",
  "width1": "11",
  "width2": "3",
  "totalArea": "135.00",
  "images": [],
  "extraAreas": [],
```



```
"finalArea": "135.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "5.67",
  "length1": "5",
  "length2": "8",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "23.61",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.61"
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "697340",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "768",
    "squareMeterArea": "71.35",
    "docFinalBuiltUp": "921.6",
    "docFinalBuiltUpSquareMeter": "85.61999999999999",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
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"indicatorArr": [
  {
    "carpetArea": {
      "area": "754.17",
      "squareMeterArea": "70.06",
      "expectedRate": "30497.10",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "905.00",
      "squareMeterArea": "84.08",
      "expectedRate": "25414.36",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "1086.00",
      "squareMeterArea": "100.89",
      "expectedRate": "21178.64",
      "percentage": "20"
    },
    "printlnReport": true,
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    "property": "Flat",
    "area": "905",
    "builtUpPercentage": "20",
    "saleablePercentage": "20",
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    "areaType": "Built_Up",
    "floor": "",
    "source": "Index_no.2",
    "expectedPrice": "23000000",
    "expectedRate": "30497.10",
    "builtUpExpectedRate": "23000000",
    "image": "cases/674f0fd994a947360dc60350/
indicator_1735887417331_Image.png",
    "squareMeter": "84.08",
    "id": "744291"
  },
  {
    "carpetArea": {
      "area": "709.52",
      "squareMeterArea": "65.92",
      "expectedRate": "25693.43",
      "percentage": ""
    },
    "builtUpArea": {
```

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"area": "851.42",
"squareMeterArea": "79.1",
"expectedRate": "21411.29",
"percentage": "20"
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"saleableArea": {
"area": "1021.70",
"squareMeterArea": "94.92",
"expectedRate": "17842.81",
"percentage": "20"
},
"printlnReport": true,
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  "filename": "1735887809342_Pragna_Arun_Parikh_Arun_Navinlal_Parikh_Propose
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  "path": "cases/674f0fd994a947360dc60350/processingDocuments/1735887809342
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    "lastName": "Moozhickal",
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"fullAddress": "Residential Flat No. 202, 2nd Floor, Wing - A, Building No. 4, Minal
Mandir Co-Op. Hsg. Soc. Ltd., Anmol Complex, Andheri Kurla Road, Village - Marol,
Andheri (East), Taluka - Andheri , District - Mumbai Suburban , PIN - 400 059, State -
Maharashtra, Country - India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
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"contactPersonName": "Mr. Pragna Arun Parikh ",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
"proposePurchaserName": "Mr. Sahil Kansal & Mrs. Parul Bansal",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
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"flatRate": "30000",
"landOtherRate": "27200",
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"extendOfSiteRemark": "\nAll the above areas are within 3% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the
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Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",

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"siteMeasurementRemark": "\n",
"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
"finalSaleablePercentage": "0"
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}

Name	Length	Width	Total
Composition :			
Living Room	23'00"	11'6"	264.50
Passage	10'10"	3'1"	33.40
Toilet	5'9"	4'5"	25.40
Kitchen	96'00"	1'00"	96.00
Bedroom	13'5"	11'6"	154.29
Bedroom	12'00"	11'3"	135.00
Toilet	5'8"	4'2"	23.61
Other Composition :			