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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
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    "value": "Non_SARFAESI"
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  "toAssess": {
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      "_id": "5fc6c33c74d12c494856bb60"
    },
    "firstName": "Kishor",
    "type": "CREDITOFFICER",
    "_id": "6746fd3b520246c6c0629a25",
    "email": "bhayander_east@janasevabank.in",
    "lastName": "Shanwar",
    "mobileNo": "",
    "workMobileNo": "9372441877"
  },
  "fees": {
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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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"branch": {
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  "branchCode": "0000010",
  "type": "BRANCH",
  "name": "Bhayander (East) Branch",
  "email": "vitthal.mane@janasevabank.in",
  "mobileNo": "02228171617",
  "alternateMobileNo": "02228171618",
  "address": "Janki Avaneue 1st floor, phatak road, Bhayander East Thane-401105",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
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  "value": "Residential"
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
"firstName": "Amit",
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"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"role": "SITEENGINEER",
"firstName": "Krishna",
"email": "krishnagawade9@gmail.com",
"lastName": "Gawde",
"mobileNo": "9821646373",
"designation": "Site Engg",
"shortName": "Krishna",
"workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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"role": "MAKER + RATE VERIFIER + CHEAKER",
"firstName": "Shobha",
"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
"shortName": "SH",
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"designation": ""
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  "shortName": "SH",
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  "designation": "",
  "mobileNo": "9004134140",
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  "workWithDocumentMaker": ""
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        "label": "Registered Valuer"
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    ],
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
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  "title": {
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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},
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  "value": "BANK"
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      "remark": "MANUAL_IN_TASK"
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    {
      "status": "COMPLETED",
      "dateTime": "2024-12-03",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "2BHK",
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  "finalMeasurementType": "Sq. Ft.",
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  "label": true
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  "value": "Bhayndar (East)",
  "label": false
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  "label": true
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  "value": "",
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  "value": "B",
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  "value": "",
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  "value": "56",
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  "key": "mouza",
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  "value": "",
  "label": false
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  "label": false
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    "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "south": "Road",
    "east": "Road"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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      "east": "Flat No. 402",
      "south": "Marginal Space",
      "west": "Flat No. 404"
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    "asPerDocument": {
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      "east": "Flat No. 402",
      "south": "Marginal Space",
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  "title": "Boundaries of The Flat"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Flowerbed Area (As per site inspection, 1 BHK flat
converted into 2 BHK. Balcony area of living room and part living area converted into
kitchen and kitchen converted in to Bedroom including dry balcony area.)",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not
verified.",
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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciatedBuildingRate": "2600"
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  "rate": "95300",
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  "squareMeterGuideLineRate": "76240.00",
  "squareFeetGuideLineRate": "7083.00"
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"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "88",
  "rate": "6604.00",
  "squareFeetGuideLineRate": "6604.00",
  "squareMeterGuideLineRate": "71087.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "13,000/- (Expected rental income per month)",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Information not available"
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2012",
    "fullDate": "1/1/2012"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "qualityOfConstruction": {
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"value": "Good",
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"materialUsedList": {
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},
"structuralSafety": {
"value": "Good",
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"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenanceIssues": {
"value": "0",
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Building_Completion_Certificate",
  "label": "Building Completion Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "48",
"ageOfBuilding": "12",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "532.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1733394315333_Image.png",
    "routeLat": "19.299602",
    "routeLng": "72.858318",
    "stationName": "Bhayandar",
    "routeDistance": "1.9 km.",
    "routeStation": {
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      "label": "Railway Station"
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  "coordinates": [
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  "type": "Point"
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  {
    "id": "wo4si",
    "name": "wo4si",
    "image": "cases/67503463cfae933db2297849/
routeMap_1733394214900_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "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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"distressValuePercentage": "80",
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"outward": {
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},
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"underConstruction": {
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  "status": false
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  "isHideFloor": false,
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "percentage": "0.00",
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  "status": false
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  "status": false
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      "path": "cases/67503463cfae933db2297849/externallmg_1733394015829_external
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      "orientation": "portrait"
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  "parkingImages": [],
  "societyNameBoardImage": [
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67503463cfae933db2297849/externallmg_1733394042602_external
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/67503463cfae933db2297849/externallmg_1733394042639_external
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    "orientation": "portrait"
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    "status": false,
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    lmg_1733374584365_WhatsApp_Image_20241205_at_71500_AM.jpeg",
    "orientation": "portrait"
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    "max": "13732.00"
  },
  "builtUpRateRange": {
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    "max": "11443.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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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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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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"estimatedValue": "0.00",
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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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createCase": "false",
type": "CASE",
leadType": {
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siteVisitType": "FULL",
"isExternalReport": false,
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"ownerName": "Shri. Santosh K. Doiphode",
"ownerPhoneNo": "9029914983",
"appAddress": "FLAT NO 403 B WING KASTURI VANDANA COMPLES NAVGHAR
PHATAK ROAD GODDEV VILLAGE BHAYNDER EAST THANE 401105",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "17/09/2013",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Tirupati Construction Co.",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Shri. Santosh K. Doiphode & Mrs. Usha K. Doiphode",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": " 7015/2013"
    },
    "isHardCopy": false,
    "displayStatus": true,
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  },
  {
    "documentType": {
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    "value": "60ae1264aa6d152c1801b370",
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": " MNP/NR/1824/12-13"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "861849",
  "path": "cases/67503463cfae933db2297849/
document_1733399025947_Plinth_Completion_Certificate.pdf",
  "fileName": "document_1733399025947_Plinth_Completion_Certificate.pdf"
}
],
"caseNumber": "012805",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "787036",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Dec 04 2024 10:52:19 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Santosh K. Doiphode",
    "phone": "9029914983",
    "ownershipShare": "",
    "email": "",
    "id": "282055"
  },
  {
    "name": "Mrs. Usha K. Doiphode",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
]
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"id": "473954"
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    "label": "Square Feet"
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  "id": "146270",
  "name": "Living Room",
  "length": "11.92",
  "length1": "11",
  "length2": "11",
  "width": "8.83",
  "width1": "8",
  "width2": "10",
  "totalArea": "105.26",
  "images": [],
  "extraAreas": [],
  "finalArea": "105.26"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
  "width": "5.25",
  "width1": "5",
  "width2": "3",
  "totalArea": "45.94",
  "images": [],
  "extraAreas": [],
  "finalArea": "45.94"
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{
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    "label": "Square Feet"
  }
}
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  "length1": "8",
  "length2": "5",
  "width": "3.25",
  "width1": "3",
  "width2": "3",
  "totalArea": "27.35",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.35"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "4.08",
  "width1": "4",
  "width2": "1",
  "totalArea": "28.24",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.24"
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Bedroom",
  "length": "",
  "length1": "12",
  "length2": "8",
  "width": "",
  "width1": "7",
  "width2": "4",
  "totalArea": "92.89",
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"images": [],
"finalArea": "92.89",
"extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "5",
  "name": "Bedroom",
  "length": "9.33",
  "length1": "9",
  "length2": "4",
  "width": "11.83",
  "width1": "11",
  "width2": "10",
  "totalArea": "110.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "110.44"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "6",
  "name": "Cupboard",
  "length": "6.67",
  "length1": "6",
  "length2": "8",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "13.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.33"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
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"width1": "4",
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"totalArea": "26.39",
"images": [],
"extraAreas": [],
"finalArea": "26.39"
}
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"otherComposition": [
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  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "",
  "length1": "11",
  "length2": "7",
  "width": "",
  "width1": "4",
  "width2": "2",
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  "images": [],
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}
],
"externalReport": [],
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  "typeOfDocument": {
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
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    "label": "Square Feet"
  },
  "id": "720010",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "532",
  "squareMeterArea": "49.42",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBUILTUPPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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    "carpetArea": {
      "area": "479.00",
      "squareMeterArea": "44.50",
      "expectedRate": "12004.18",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "574.80",
      "squareMeterArea": "53.40",
      "expectedRate": "10003.48",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "675164c9befd7f3db904f554",
  "property": "Kasturi Vandana Complex, Bhayander East",
  "area": "479",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "7",
"source": "https://www.99acres.com/",
"expectedPrice": "5750000",
"expectedRate": "12004.18",
"builtUpExpectedRate": "10003.48",
"image": "cases/67503463cfae933db2297849/
indicator_1733387196404_Image.png",
"squareMeter": "44.50",
"id": "941384"
},
{
"carpetArea": {
"area": "486.00",
"squareMeterArea": "45.15",
"expectedRate": "12962.96",
"percentage": ""
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"builtUpArea": {
"area": "583.20",
"squareMeterArea": "54.18",
"expectedRate": "10802.47",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printInReport": true,
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"property": "Kasturi Vandana Complex, Bhayander East",
"area": "486",
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"areaType": "Carpet",
"floor": "3",
"source": "magic_bricks",
"expectedPrice": "6300000",
"expectedRate": "12962.96",
"builtUpExpectedRate": "10802.47",
"image": "cases/67503463cfae933db2297849/
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"id": "312476"
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{
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "45.26",
    "expectedRate": "11442.94",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Kasturi Vandana Complex, Bhayander East",
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "3",
  "source": "Index_no.2",
  "expectedPrice": "5575000",
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  "filename": "1733400161607_Google_Location.jpeg",
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      "role": "FRONTDESK",
      "firstName": "Rashmi",
      "lastName": "Jadhav",
      "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg"
    },
    "workType": "MAKER",
    "display": true,
  }
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"status": true,
  "_id": "67519920cfae933db22a4fa1",
  "note": "Revised (Task Reopen)",
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  "createdAt": "2024-12-05T12:14:24.447Z"
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"createdAt": "2024-12-04T10:52:19.866Z",
"updatedAt": "2024-12-06T09:45:20.700Z",
"__v": 0,
"assignmentType": {
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  "label": "Retail"
},
},
"fullAddress": "Residential Flat No. 403, 4th Floor, Wing - B, Kasturi Vandana Complex
Co-op. Hsg. Soc. Ltd., Navghar Phatak Road, Near Kasturi Estate, Village - Goddev,
Taluka - Thane, District - Thane, Bhayndar (East), PIN - 401 105, State - Maharashtra,
India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mrs. Usha K. Doiphode",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"rerald": "",
"siteVisitContactNo": "9029914983",
"buildingServicesRate": "2600",
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"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 532.00",
"flatRate": "11000",
"landOtherRate": "8400",
"shopDetails": {
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Time)",
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```

"siteVisitDate": "2024-12-03",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet +
Cupboard",
"carpetTotal": "449.84",
"otherCarpetTotal": "48.26",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "48.26",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "597.72",
"finalCarpetArea": "498.10",
"finalSalableArea": "597.72",
"salablePercentage": "0",
"toBeAdded": "",
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"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 449.84\nFlowerbed Area in Sq.
Ft. = 48.26\n<br />\n",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
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    "leaseDate": ""
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}
}

```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	11'11"	8'10"	105.26
Kitchen	8'9"	5'3"	45.94
Passage	8'5"	3'3"	27.35

Toilet	6'11"	4'1"	28.24
Bedroom	12'8"	7'4"	92.89
Bedroom	9'4"	11'10"	110.44
Cupboard	6'8"	2'00"	13.33
Toilet	6'4"	4'2"	26.39
Other Composition :			
Flowered Area	11'7"	4'2"	48.26