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  "toAssess": {
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    },
    "firstName": "Sayali.S",
    "type": "CREDITOFFICER",
    "_id": "667fc9a5dcba8f0bc541f64f",
    "email": "bo9938@pnb.co.in",
    "lastName": "Vanikar",
    "mobileNo": "",
    "workMobileNo": "9819882022"
  },
  "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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  "remark": "Temp",
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  "alternateMobileNo": "",
  "email": "veenagupta5@rediffmail.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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062, State - Maharashtra, Country - India"
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  "role": "PICKUPPERSON",
  "firstName": "Sunil",
  "email": "misalsunil87@gmail.com",
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  "lastName": "Jain ",
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  "shortName": "DJ",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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      "role": "VALUER",
      "firstName": "Sharadkumar",
      "fatherName": "Baburao",
      "email": "cmd@vastukala.org",
      "lastName": "Chalikwar",
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    "label": false
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  "value": "",
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  "value": "C",
  "label": true
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  "label": true
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  "label": false
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  "value": "Goregaon (West)",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Aluminium Sliding Windows with window grills"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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    "label": "Cement Plastering + POP Finish"
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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": {
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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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  "asPerActualAgreement": {
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    "west": "Internal Road ",
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    "east": "Internal Road "
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  "asPerDocumentAgreement": {
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      "south": "Staircase ",
      "west": "Marginal Space "
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    "asPerDocument": {
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      "east": "Details not available ",
      "south": "Details not available ",
      "west": "Details not available "
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    "buses": {
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    "taxies": {
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    "auto": {
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    },
    "privateCars": {
      "title": "Private Cars"
    }
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  "extraDetailOfProperty": "As per site inspection, Residential Flat Nos. 35 & 36 is internally amalgamated to form a single flat having two separate entrances. Kitchen not provided in the flat.\n",
  "dateOfIssusApprovePlan": "Copy of Occupancy Certificate No.GB / 1025 / BPZII / AP Dated 29.08.1977 issued by Municipal Corporation\nof Greater Mumbai.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "N.A.",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "actualBuildingBoundaries": [],

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amalgamated to form a single flat having two separate entrances. Kitchen not provided
in the flat.<br />\n2) The said valuation is only for Flat No. 36.<br />\n3) We have taken
measurement Flat No. 36 only. <br />",
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "25015.5",
  "depreciatedBuildingRate": "715.5"
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"igrRate": {
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  "landRate": "73540",
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  "squareMeterGuideLineRate": "146780.00",
  "squareFeetGuideLineRate": "13636.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "51",
  "rate": "10302.00",
  "squareFeetGuideLineRate": "10302.00",
  "squareMeterGuideLineRate": "110892.00"
},
"outgoingDetail": {
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    "label": "Medium"
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    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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"assessmentNo": "Details not available ",
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"floorSpaceIndex": "As per MCGM norms ",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
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    "label": "Completed"
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    "label": "Plain Looking"
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"month": "1",
"year": "1975",
"fullDate": "1/1/1975"
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"planningArea": {
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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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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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"label": "Good"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "11",
"ageOfBuilding": "49",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "7"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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    "routeLng": "72.847278",
    "stationName": "Goregaon ",
    "routeDistance": "400 Mtrs. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": false
  },
  "locationMapImg": [
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      "name": "Ikla08",
      "image": "cases/6756b4d1cfae933db22c472e/
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  ],
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      "depreciatedCostOfConstruction": "",
      "totalFairMarketValue": ""
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"finalValue": "15935192.00",
"purchaseValueDocument": {
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  },
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  "fileName": "document_1733735466404_1733735464311_PNB_Topiwala_Jyotsna_Namchand_Agarwal.pdf",
  "documentDate": "07/09/2004",
  "amount": "1800000.00",
  "from": {
    "value": "Transferor",
    "label": "Transferor"
  },
}
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"Transferor": "Mr. Prabhakar Shridhar Agnihotri, Mrs. Rekha Prabhakar Agnihotri
alias Miss. Rekha Shrikant Lele & Shrikant Sakharam Lele",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Dr. Mrs. Jyotsna Namchand Agarwal ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "8134 / 2004"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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"externalBrickWork": {
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  "label": "Internal Plastering",
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
}
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"internalPainting": {
  "label": "Internal Painting",
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
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    "isHideFloor": true,
    "status": true
  }
},
"guidelineDetails": {
  "finalGuidelineValue": "7874849.00",
  "selectedBuildUpValue": "764.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "name": "externallmg_r_1733888950042_TimePhoto_20241210_123043.jpg",
      "path": "cases/6756b4d1cfae933db22c472e/
externallmg_r_1733888950042_TimePhoto_20241210_123043.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "name": "externallmg_r_1733888931065_TimePhoto_20241210_121401.jpg",
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      "orientation": "portrait"
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      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "67590ba37e4dc2bd6ef919e9",
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      "path": "cases/6756b4d1cfae933db22c472e/
externallmg_r_1733888931032_TimePhoto_20241210_121347.jpg",
      "orientation": "portrait"
    }
  ],
}
```

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{
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  "name": "externallmg_r_1733888931138_TimePhoto_20241210_121412.jpg",
  "path": "cases/6756b4d1cfae933db22c472e/
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  "orientation": "portrait"
},
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  "_id": "67590ba37e4dc2bd6ef919eb",
  "name": "externallmg_r_1733888931061_TimePhoto_20241210_121355.jpg",
  "path": "cases/6756b4d1cfae933db22c472e/
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  "orientation": "portrait"
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  "status": false,
  "_id": "67590ba37e4dc2bd6ef919ee",
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externallmg_r_1733888931094_TimePhoto_20241210_121403.jpg",
  "orientation": "portrait"
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  "name": "externallmg_r_1733888950042_TimePhoto_20241210_123043.jpg",
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externallmg_r_1733888950042_TimePhoto_20241210_123043.jpg",
  "orientation": "portrait"
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externallmg_1733916148526_Picture2.jpg",
  "orientation": "portrait"
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  "_id": "6759766a74fe66bd67c3331c",
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"compositionImages": []
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    "max": "29367.00"
  },
  "builtUpRateRange": {
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    "max": "24472.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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  "wardrobes": {
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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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"kitchenArrangements": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "status": true,
  "isEditable": true
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{others": {
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
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"title": "Total",
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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taskStatus": {
"SITE_INSPECTION": false,
"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
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siteVisitType": "FULL",
"isExternalReport": false,
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finalValuationArea": "637.00",
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"paymentStatus": "NA",
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"paymentIds": [],
"_id": "6756b4d1cfae933db22c472e",
"ownerName": "Dr. Mrs. Jyotsna Namchand Agarwal ",
"ownerPhoneNo": "9820798584",
"appAddress": "Flat no -36 floor 3rd C-wing Bldg The Topiwala Co-operative HSG Soc
Ltd Village Phadhi S V\nRoad Goregaon West Mumbai 400062",
"remark": "urgent hey valuation report bank Jagdish sir kal Tak ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "07/09/2004",
      "amount": "1800000.00",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Prabhakar Shridhar Agnihotri, Mrs. Rekha Prabhakar Agnihotri
alias Miss. Rekha Shrikant Lele & Shrikant Sakharam Lele",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Dr. Mrs. Jyotsna Namchand Agarwal ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "8134 / 2004"
    },
    "isHardCopy": false,
    "displayStatus": true,
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64311_PNB_Topiwala_Jyotsna_Namchand_Agarwal.pdf",
    "fileName": "document_1733735466404_1733735464311_PNB_Topiwala_Jyotsna_
Namchand_Agarwal.pdf"
  },

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{
  "documentType": {
    "label": "Occupancy Certificate",
    "value": "60ae124baa6d152c1801b2fd"
  },
  "inputs": {
    "documentDate": "29/08/1977",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "GB / 1025 / BPZII / AP"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "813977",
  "path": "cases/6756b4d1cfae933db22c472e/
document_1733735557715_1733735554851_OC_Copy_Agarwal.pdf",
  "fileName": "document_1733735557715_1733735554851_OC_Copy_Agarwal.pdf"
}
],
"caseNumber": "012948",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "931757",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 09 2024 09:13:53 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Dr. Mrs. Jyotsna Namchand Agarwal ",
    "phone": "9820798584",
    "ownershipShare": "",
    "email": "",
    "id": "202169"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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"composition": [
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      "label": "Square Feet"
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    "name": "Living Room",
    "length": "13.67",
    "length1": "13",
    "length2": "8",
    "width": "8.58",
    "width1": "8",
    "width2": "7",
    "totalArea": "117.31",
    "images": [],
    "finalArea": "117.31",
    "extraAreas": []
  },
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Passage",
    "length": "10.58",
    "length1": "10",
    "length2": "7",
    "width": "3.17",
    "width1": "3",
    "width2": "2",
    "totalArea": "33.51",
    "images": [],
    "extraAreas": [
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          "value": "Square_Feet",
          "label": "Square Feet"
        },
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        "name": "Wadrobes",
        "extraAreaType": "Add",
        "length": "2.00",
        "length1": "2",
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"width": "7.00",
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"width2": "00",
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    "label": "Square Feet"
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  "name": "Wadrobes",
  "extraAreaType": "Add",
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  "length1": "7",
  "length2": "00",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "14.00"
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    "label": "Square Feet"
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  "name": "Extra ",
  "extraAreaType": "Add",
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  "length1": "30",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "30.00"
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],
"finalArea": "91.50999999999999"
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    "label": "Square Feet"
  },
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"name": "Toilet",
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"length1": "8",
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"width2": "8",
"totalArea": "55.00",
"images": [],
"extraAreas": [],
"finalArea": "55.00"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "16.75",
  "length1": "16",
  "length2": "9",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "149.35",
  "images": [],
  "extraAreas": [],
  "finalArea": "149.35"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "9.67",
  "width1": "9",
  "width2": "8",
  "totalArea": "116.00",
  "images": [],
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"finalArea": "116.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "13.75",
  "length1": "13",
  "length2": "9",
  "width": "10.08",
  "width1": "10",
  "width2": "1",
  "totalArea": "138.65",
  "images": [],
  "extraAreas": [],
  "finalArea": "138.65"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "195097",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "637",
    "squareMeterArea": "59.18",
    "docFinalBuiltUp": "764.4",
    "docFinalBuiltUpSquareMeter": "71.01599999999999",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
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"indicatorArr": [
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    "carpetArea": {
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      "squareMeterArea": "32.83",
      "expectedRate": "24622.87",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "424.00",
      "squareMeterArea": "39.39",
      "expectedRate": "20518.87",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "area": "424",
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    "saleablePercentage": "0",
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    "expectedRate": "24622.87",
    "builtUpExpectedRate": "8700000",
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    "id": "973193"
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    },
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    "percentage": "20"
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  "area": "587",
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedPrice": "11726000",
  "expectedRate": "23971.22",
  "builtUpExpectedRate": "11726000",
  "image": "cases/6756b4d1cfae933db22c472e/
indicator_1733911454892_Image.png",
  "squareMeter": "54.53",
  "id": "902884"
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{
  "carpetArea": {
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    "squareMeterArea": "69.68",
    "expectedRate": "26666.67",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "900.00",
    "squareMeterArea": "83.61",
    "expectedRate": "22222.22",
    "percentage": "20"
  },
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"fullAddress": "Residential Flat No. 36, 3rd Floor, Wing - C, The Topiwala Co-Op. Hsg.
Soc. Ltd. , Plot No. 2, Near Topiwala Theatre, Topiwala Compound, Village - Pahadi
Goregaon West, Municipality Ward No. P-South, Goregaon (West), Taluka - Borivali,
District - Mumbai Suburban, PIN - 400 062, State - Maharashtra, Country - India",
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"isUrgent": "false",
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"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"toBeAdded": "",
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"finalSaleablePercentage": "0"
}

```

Name	Length	Width	Total
Composition :			
Living Room	13'8"	8'7"	117.31
Passage	10'7"	3'2"	33.51
Toilet	8'3"	6'8"	55.00
Bedroom	16'9"	8'11"	149.35
Bedroom	12'00"	9'8"	116.00
Bedroom	13'9"	10'1"	138.65
Other Composition :			