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{
  "typeOfReport": {
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    "label": "Single Flat"
  },
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Shashank",
    "type": "CREDITOFFICER",
    "_id": "66aa25866ade5c6fb59be3d9",
    "email": "bom1302@mahabank.co.in",
    "lastName": "Sharma",
    "mobileNo": "",
    "workMobileNo": "9799873713"
  },
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Ghodbunder Road Branch",
  "branchCode": "",
  "mobileNo": "022 25895856",
  "alternateMobileNo": "",
  "email": "bom1302@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 8 & 9, Pride Park, Near R-Mall, Ghodbunder Road, Thane -400
607 "
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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  "_id": "67776d60a5477d50e7dbc213",
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  "firstName": "AJAY",
  "email": "ajayrewale503@gmail.com",
  "lastName": "REWALE",
  "mobileNo": "9766640171",
  "designation": "",
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  "workWithDocumentMaker": ""
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  "email": "vinita.surve@vastukala.org",
  "lastName": "Surve",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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"_id": "60af80072ffdf65bcd658651",
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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      "remark": "MANUAL_IN_TASK"
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  "label": true
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  "key": "city",
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  "label": false
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  "key": "tahasilNo",
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  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Green Woods Co.-Op. Hsg. Soc. Ltd.",
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  "label": true
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  "value": "",
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  "value": "B",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "municipalityWardNo",
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
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  "key": "postalCode",
  "value": "PIN Code - 400 093",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  "finishing": {
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Amrut Nagar Road / Manoranjan Studio",
    "south": "New Indiana CHSL",
    "east": "A - Wing"
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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": "Lift",
      "south": "Open to Sky / Wing - A",
      "west": "Passage"
    },
    "asPerDocument": {
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      "east": "Details not available",
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    "west": "Details not available"
  },
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "32490",
  "depreciatedBuildingRate": "2190"
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"igrRate": {
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  "rate": "246660",
  "landRate": "124680",
  "igrImage": "cases/6778c58b4dad6a51548f43c0/igr_1736830671803_Image.png",
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"squareMeterGuideLineRate": "246660.00",
"squareFeetGuideLineRate": "22915.00"
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  "rate": "20876.00",
  "squareFeetGuideLineRate": "20876.00",
  "squareMeterGuideLineRate": "224704.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Seller Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "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": {
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    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  }
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"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
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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 Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2007",
  "fullDate": "1/1/2007"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
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"materialUsedList": {
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"label": "Good"
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  "value": "Standard",
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"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
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  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
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},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
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  "label": "Information not available"
},
}
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"groundStilt": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
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  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "42",
"ageOfBuilding": "18",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "9",
"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "862.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1736848613362_Image.png",
    "routeLat": "19.116664",
    "routeLng": "72.859209",
    "stationName": "Andheri",
    "routeDistance": "1.4 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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    "image": "cases/6778c58b4dad6a51548f43c0/
routeMap_1736848404399_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "floorsCompleted": "",
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  "isHideFloor": false,
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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      "orientation": "landscape"
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      "orientation": "landscape"
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}
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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externallmg_1736696023163_1736696011323_image_15.jpeg",
    "orientation": "portrait"
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    "status": false,
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"societyNameBoardImage": [],
"compositionImages": []
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  "carpetRateRange": {
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    "max": "33158.00"
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  "builtUpRateRange": {
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    "max": "27632.00"
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  "saleableRateRange": {
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    "quantity": "0.00",
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    "status": 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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  "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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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": 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",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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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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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "719.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6778c58b4dad6a51548f43c0",
"ownerName": "Mrs. Sophia Sylvester Pinto & Mrs. Lucia Sylvester Pinto",
"ownerPhoneNo": "9168553396",
"fullAddress": "Residential Flat No. 303, 3rd Floor, Building No 2, Wing - B, Green
Woods Co.-Op. Hsg. Soc. Ltd., Chakala, Sir M. V. Road, Village - Gundavali,
Municipality Ward No. K - (East), Taluka - Andheri, District - Mumbai Suburban, Andheri
(East), PIN Code - 400 093, State - Maharashtra, India",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Sandeep Kanhaiyalal Jain & Mrs. Maria Jain",
      "to": {
        "value": "transferee",
        "label": "transferee"
      },
      "transferee": "Mrs. Sophia Sylvester Pinto & Mrs. Lucia Sylvester Pinto",
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "16342/2024"
  }
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document_1735968129786_Kaagaz_20250102_162813261630.pdf",
    "id": "608825",
    "uploadedBy": "656aa949cebbe1714411d21b",
    "createdAt": "Sat Jan 04 2025 05:22:19 GMT+0000 (Coordinated Universal Time)"
  },
  {
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      "label": "Occupancy Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "BRIHANMUMBAI MAHANAGARPALIKA"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "CE / 8290 / WS / AK"
    },
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    "uploadedBy": "627222afafd7d55eddeddd82",
    "createdAt": "Tue Jan 14 2025 10:24:13 GMT+0000 (Coordinated Universal Time)"
  }
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  "label": "Retail"
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"caseNumber": "013475",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Sat Jan 04 2025 05:22:19 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Mrs. Sophia Sylvester Pinto & Mrs. Lucia Sylvester Pinto",
"phone": "9168553396",
"ownershipShare": "",
"email": "",
"id": "493478"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"value": "Square_Feet",
"label": "Square Feet"
},
"id": "560605",
"name": "Living Room",
"length": "18.00",
"length1": "18",
"length2": "00",
"width": "10.00",
"width1": "10",
"width2": "00",
"totalArea": "180.00",
"images": [],
"extraAreas": [],
"finalArea": "180.00"
},
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Dining",
"length": "6.00",
"length1": "6",
"length2": "00",
"width": "10.00",
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"totalArea": "60.00",
"images": [],
"extraAreas": [],
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    "label": "Square Feet"
  },
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  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "14.00",
  "width1": "14",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "154.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "3",
  "name": "Bedroom",
  "length": "13.00",
  "length1": "13",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "117.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "117.00"
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  "measurementType": {
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```

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    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "70.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "70.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "32.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
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"extraAreas": [],
"finalArea": "36.00"
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    "label": "Square Feet"
  },
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  "name": "Cupboard",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "9.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "9.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Passage",
  "length": "5.00",
  "length1": "5",
  "length2": "0",
  "width": "6.00",
  "width1": "6",
  "width2": "0",
  "totalArea": "30.00",
  "images": [],
  "finalArea": "30.00",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
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"id": "9",
"name": "Passage",
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"totalArea": "8.00",
"images": [],
"extraAreas": [],
"finalArea": "8.00"
}
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"otherComposition": [
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    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
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  "images": [],
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  "percentage": "100"
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{
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    "value": "Carpet"
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      "lastName": "Surve",
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      "lastName": "Surve",
      "profilePhoto": "users/60f9147bf3dd69653a591e8c/
profilePhoto_1668058171670_WhatsApp_Image_20221110_at_105714_AM.jpeg"
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"email": "",
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"siteVisitContactNo": "9820149418",
"buildingServicesRate": "3000",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 719.00",
"flatRate": "33300",
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"landDetails": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "remainingLeasePeriod": 0,
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"siteVisitDate": "2025-01-11",
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"finalCarpetArea": "799.00",
"finalSalableArea": "966.79",
"otherCarpetTotal": "103.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 696.00\nBalcony Area in Sq. Ft.=
36.00\nDry Balcony Area in Sq. Ft.= 18.00\nNitch Area in Sq. Ft.= 49.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Dining + 2 Toilet +
Cupboard + 2 Passage",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "103.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Living Room	18'00"	10'00"	180.00
Dining	6'00"	10'00"	60.00
Bedroom	11'00"	14'00"	154.00
Bedroom	13'00"	9'00"	117.00
Kitchen	7'00"	10'00"	70.00
Toilet	4'00"	8'00"	32.00
Toilet	6'00"	6'00"	36.00
Cupboard	3'00"	3'00"	9.00
Passage	5'0"	6'0"	30.00
Passage	4'00"	2'00"	8.00

Other
Composition :

Balcony Area	6'00"	6'00"	36.00
Dry Balcony Area	3'00"	6'00"	18.00
Niche	7'00"	7'00"	49.00