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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    },
    "firstName": "Avinash",
    "type": "CREDITOFFICER",
    "_id": "6433d24da99b2228209c2486",
    "lastName": "Devane",
    "mobileNo": "",
    "workMobileNo": "8983360879",
    "email": "avinash.devane@janasevabank.in"
  },
  "fees": {
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    "expectedFees": 2500,
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"organization": {
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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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  "_id": "5fc6a0d8da3c631ed41d1836",
  "type": "BANK",
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  "initial": "JSB",
  "remark": "Temp",
  "status": true
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  "name": "Vasai West Branch\t",
  "branchCode": "",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "email": "avinash.devane@janasevabank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Jai Khodiyar Bhavan, Opp. Gurudwara, Ambadi road, Vasai West,
Palghar 401202.\n"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"lastName": "Salvi",
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"shortName": "Amit",
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"firstName": "Anwar",
"email": "anwar21786@gmail.com",
"lastName": "Shaikh",
"mobileNo": "8552884500",
"designation": "",
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"lastName": "Kuperkar",
"mobileNo": "9004134140",
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        "label": "Registered Valuer"
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  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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"fatherName": "Baburao"
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],
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  "value": "BANK"
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    "dateTime": "2025-01-25",
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    "label": false
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    "key": "village",
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  "label": false
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  "value": "Vasai",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "label": true
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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": "Teak wood door frame with flush shutters"
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  "windows": {
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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 "
  },
  "finishing": {
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    "label": "Cement Plastering"
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    "label": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
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    "label": "Vasai Virar City Municipal Corporation"
  }
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"whetherCoveredUnderAnyState": {
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  "west": "Chimi Sagar Apartment",
  "south": "Open Plot",
  "east": "Open Plot / Hira Vidyalay Road"
},
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Flat No. 302",
    "south": "Lobby / Staircase / Flat No. 304",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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  "title": "Boundaries of The Flat"
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  "privateCars": {
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    },
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    "empanelledOfApprovePlan": "No",
    "unauthorizedConstruction": "",
    "extraDetailOfBuilding": "",
    "compoundWall": ""
  },
  "apfDetails": {
    "buildings": [],
    "compositions": []
  },
  },
  "compositeRate": {
    "remark": "1)\tAt the time of site inspection it is observed that external condition of
the building was poorly maintained. <br/>\n2)\tStructural stability report not provided for
our verification and records. <br/> \n3)\tThe building is not having direct access from
main road, it is connected through a small lane.<br/>\n4)\tOccupancy Certificate is not
received from the said building.\n",
    "depreciationPercentage": "0",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "",
    "depreciatedCostOfConstruction": "4000",
    "depreciatedBuildingRate": "2300"
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  },
  "igrRate": {
    "propertyName": "Residential",
    "rate": "32900",
    "landRate": "5940",
    "igrImage": "cases/679367ec704afe98736746d0/igr_1738045165351_Image.png",
    "squareMeterGuideLineRate": "27965.00",
    "squareFeetGuideLineRate": "2598.00"
  },
  },
  "igrFinalRate": {
    "floorRatePercentage": "85",
    "depreciationPercentage": "89",
    "rate": "2373.00",
    "squareFeetGuideLineRate": "2373.00",
    "squareMeterGuideLineRate": "25542.00"
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  },
  "outgoingDetail": {
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      "label": "Medium"
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  },
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"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
  "label": "Residential Purpose"
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"propertyOccupiedByList": {
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  "label": "Tenant Occupied"
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"monthlyRent": "Rs. 4500/- (Present 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 CIDCO norms",
"tenantName": "Ms. Sonali Ravindra Kamble, since last 2022",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  }
},
"anyFavouringForExtraPotentialValue": "Located in developed aera",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  }
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "No",
  "label": "No"
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"carParking": "Not Provided",
"constructionWorkStatus": {
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"value": "Completed",
"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
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"month": "1",
"year": "2014",
"fullDate": "1/1/2014"
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"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"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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"label": "Normal"
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
"value": "Average",
"label": "Average"
},
"structuralSafety": {
"value": "Normal",
"label": "Normal"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "0",
"label": "No"
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"appearanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
"maintenanceOfTheBuilding": {
"value": "Poor",
"label": "Poor"
},
"maintenanceIssues": {
"value": "1",
"label": "Yes"
},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "As_Per_Previous_valuation_Report",
"label": "As Per Previous valuation Report"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "49",
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"noOfPodium": "",
"noOfAmenityFloors": "",
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"noOfLifts": "",
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement"
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"routeMap": {
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    "routeMapImg": "cases/679367ec704afe98736746d0/
routeMap_1737802665551_Image.png",
    "routeLat": "19.463495",
    "routeLng": "72.809876",
    "stationName": "Virar",
    "routeDistance": "950m",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
    "id": "qzkosim",
    "name": "qzkosim",
    "image": "cases/679367ec704afe98736746d0/
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"valuation": {
  "fairMarketValue": {
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"costOfConstruction": "",
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"wardrobesQty": "0",
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"distressValuePercentage": "80",
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"outward": {
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  "datetime": "2025-01-28T10:40:11.208Z",
  "date": "Tue Jan 28 2025 10:40:11 GMT+0000 (Coordinated Universal Time)",
  "number": "2310279",
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  "status": false
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  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
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  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "status": true
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"guidelineDetails": {
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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    "path": "cases/679367ec704afe98736746d0/externalImg_1737802318061_external
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    "orientation": "portrait"
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    "path": "cases/679367ec704afe98736746d0/externalImg_1737802318111_external
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    "orientation": "portrait"
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    "path": "cases/679367ec704afe98736746d0/externalImg_1737802318061_external
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    "orientation": "portrait"
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/679367ec704afe98736746d0/externalImg_1737802318208_external
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/679367ec704afe98736746d0/externalImg_1737802329329_external
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    "name": "Living Room",
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"max": "7595.00"
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"builtUpRateRange": {
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  "max": "6330.00"
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"saleableRateRange": {
  "min": "4286.00",
  "max": "5173.00"
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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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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  "kitchenArrangements": {
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    "ratePerUnit": "0.00",
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    "isEditable": true
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "560.00",
"empanelmentNo": [
  "36/ LOAN H.O./2016-17/232"
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"isAdvancelInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
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"ownerName": "Shri. Sandeep Narayan Kokitkar",
"ownerPhoneNo": "9769994032",
"appAddress": "FLAT NO 301 B WING 3RD FLOOR SHREE JIVDANI DARSHAN
DONGARPADA VILLAGE DONGRE (OLD VILLAGE NARANGI) VIRAR WEST
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PALGHAR 401303",
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      "label": " Agreement"
    },
    "inputs": {
      "documentDate": "24/12/2013",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "Shri. Sagar Manohar Deshmukh a proprietor of M/s. Shree Kulswamini
Developers",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Shri. Sandeep Narayan Kokitkar & Mrs. Sapna Sandeep Kokitkar",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": " 5037/2013"
    },
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    "displayStatus": true,
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    "fileName": "document_1737801884374_Adobe_Scan_03Jan2022.pdf"
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      "label": "Commencement Certificate"
    },
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      "nameOfApprovingAuthority": {
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        "label": "City and Industrial Development Corp Of Maharashtra Ltd."
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      "number": {
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    "value": "No",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jan 24 2025 10:14:04 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Sandeep Narayan Kokitkar",
    "phone": "9769994032",
    "ownershipShare": "",
    "email": "",
    "id": "704774"
  },
  {
    "name": "Mrs. Sapna Sandeep Kokitkar",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": "",
    "id": "454569"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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  }
]
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    "label": "Square Feet"
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  "name": "Living Room",
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  "width": "18.58",
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  "width2": "7",
  "totalArea": "178.09",
  "images": [],
  "extraAreas": [],
  "finalArea": "178.09"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "8.58",
  "length1": "8",
  "length2": "7",
  "width": "12.00",
  "width1": "12",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "103.00"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
  "name": "Kitchen",
  "length": "8.42",
  "length1": "8",
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  "width": "9.50",
  "width1": "9",
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "3.17",
  "length1": "3",
  "length2": "2",
  "width": "9.50",
  "width1": "9",
  "width2": "6",
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  "images": [],
  "extraAreas": [],
  "finalArea": "30.08"
}
],
"otherComposition": [],
"externalReport": [],
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    "typeOfDocument": {
      "value": "652d16a0316e1359cebd3c15",
      "label": " Agreement"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "261878",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "560",
    "squareMeterArea": "52.03",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
]
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}
],
"images": [],
"indicatorArr": [
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      "expectedRate": "6293.71",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "343.20",
      "squareMeterArea": "31.88",
      "expectedRate": "5244.76",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "39.02",
      "expectedRate": "4285.71",
      "percentage": ""
    },
    "printlnReport": true,
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    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "Middle",
    "source": "Nobroker.com",
    "expectedPrice": "1800000",
    "expectedRate": "6293.71",
    "builtUpExpectedRate": "5244.76",
    "image": "cases/679367ec704afe98736746d0/
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    "squareMeter": "26.57",
    "id": "161551"
  },
  {
    "carpetArea": {
      "area": "272.00",
      "squareMeterArea": "25.27",
      "expectedRate": "6801.47",
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    "percentage": ""
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  "builtUpArea": {
    "area": "326.40",
    "squareMeterArea": "30.32",
    "expectedRate": "5667.89",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "37.16",
    "expectedRate": "4625.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Dongarpada, Virar West",
  "area": "272",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "Middle",
  "source": "Nobroker.com",
  "expectedPrice": "1850000",
  "expectedRate": "6801.47",
  "builtUpExpectedRate": "5667.89",
  "image": "cases/679367ec704afe98736746d0/
indicator_1738044637671_Image.png",
  "squareMeter": "25.27",
  "id": "972178"
},
{
  "carpetArea": {
    "area": "395.00",
    "squareMeterArea": "36.70",
    "expectedRate": "7594.94",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "44.04",
    "expectedRate": "6329.11",
    "percentage": "20"
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  "saleableArea": {
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    "percentage": ""
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  "property": "Dongarpada, Virar West",
  "area": "395",
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  "areaType": "Carpet",
  "floor": "7",
  "source": "Index_no.2",
  "expectedPrice": "3000000",
  "expectedRate": "7594.94",
  "builtUpExpectedRate": "6329.11",
  "image": "cases/679367ec704afe98736746d0/
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  "squareMeter": "36.70",
  "id": "773480"
}
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"externalImages": [
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    "status": false,
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    "name": "externalimg_1737796159185_IMG20250125WA0075.jpg",
    "path": "cases/679367ec704afe98736746d0/
externalimg_1737796159185_IMG20250125WA0075.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6794aa4b5e0680e107361d9a",
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    "orientation": "portrait"
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  {
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    "status": false,
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    "path": "cases/679367ec704afe98736746d0/
externallmg_1737796171197_IMG20250125WA0097.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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B Co-op. Hsg. Soc. Ltd., Deshmukh Galli No. 2, Dongarpada Road, Village - Dongare
```

(Old Village Naringi), Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India",

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"updatedBy": "60f915d3f3dd69653a592199",
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Name	Length	Width	Total
Composition :			
Living Room	9'7"	18'7"	178.09
Bedroom	8'7"	12'00"	103.00
Kitchen	8'5"	9'6"	79.96
Toilet	3'2"	9'6"	30.08
Other Composition :			