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  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Pratibha M",
    "type": "CREDITOFFICER",
    "_id": "67a9a9c9a92c39df2ac06e49",
    "email": "bmthan4048@ecentralbank.co.in",
    "lastName": "Manjrekar",
    "mobileNo": "",
    "workMobileNo": "9594491155"
  },
  "fees": {
    "type": "fixed",
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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",
  "status": true
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  "email": "bmthan4048@ecentralbank.co.in",
  "ledgerName": "",
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"zone": {
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"email": "virkar.nitin7191@gmail.com",
"lastName": "Virkar",
"mobileNo": "8369163552",
"designation": "",
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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
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"mobileNo": "9004437379",
"shortName": "VS",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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    "number": "AM161706-3"
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"fatherName": "Baburao"
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    "dateTime": "2025-02-07",
    "remark": "MANUAL_IN_TASK"
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    "label": false
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  "value": "Thane",
  "label": true
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  "value": "Navi Mumbai",
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "label": true
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  "key": "selectNo",
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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    "label": "Aluminium Sliding Windows with window grills"
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    "label": "Cement Plastering + POP Finish"
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  "label": "Navi Mumbai Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "east": "Mother Teresa Garden Internal Road "
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "south": "Marginal Space ",
    "west": "Flat No. 201"
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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  "auto": {
    "title": "Auto"
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  "privateCars": {
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the construction is as per Sanction Plan.",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
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  "compositions": []
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "18800",
  "depreciatedBuildingRate": "1600"
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  "squareFeetGuideLineRate": "11229.00"
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"igrFinalRate": {
  "floorRatePercentage": "90",
  "depreciationPercentage": "76",
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  "label": "Residential Purpose"
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  "label": "Vacant"
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"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per NMMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Good "
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonry"
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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": "Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2001",
  "fullDate": "1/1/2001"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "value": "Good",
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
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"value": "Good",
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"sewerageSystem": {
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"walls": {
"value": "1",
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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "0",
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"visibleDamageInBuilding": {
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"label": "Yes"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "36",
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"ageOfBuilding": "24",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
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"flatFloorNo": "2",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "676.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67a5aeb7a2b18adef0cee8ac/
routeMap_1739016297033_Image.png",
    "routeLat": "19.029222",
    "routeLng": "73.023528",
    "stationName": "Nerul",
    "routeDistance": "1.00 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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    0
  ],
  "type": "Point"
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"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
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    "id": "wgg2l",
    "name": "wgg2l",
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  }
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  "totalwardrobesRate": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "othersRate": "0",
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  "bookValue": "0",
  "finalValue": "12708800.00"
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"outward": {
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  "remark": "SYSTEMGENERATED",
  "datetime": "2025-02-08T12:12:55.566Z",
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"date": "Sat Feb 08 2025 12:12:55 GMT+0000 (Coordinated Universal Time)",
"number": "2310467",
"dayCount": "19",
"monthCount": "117",
"generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "status": false
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  "externalBrickWork": {
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    "isHideFloor": false,
    "status": false
  },
  "internalPlastering": {
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"externalPlastering": {
"label": "External Plastering",
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"label": "Window",
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"flooringTilingKitchenPlatform": {
"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"internalPainting": {
"label": "Internal Painting",
"floorsCompleted": "",
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"label": "External Painting",
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"status": false
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  "status": false
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  "label": "Lift Installation",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "676.00",
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},
"reportImages": {
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    "orientation": "landscape"
  }
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    "orientation": "portrait"
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    "path": "cases/67a5aeb7a2b18adef0cee8ac/
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    "orientation": "portrait"
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    "path": "cases/67a5aeb7a2b18adef0cee8ac/
externallmg_1739003371218_WhatsApp_Image_20250208_at_13645_PM.jpeg",
    "orientation": "portrait"
  }
]
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externallmg_1739003371236_WhatsApp_Image_20250208_at_13647_PM_1.jpeg",
      "orientation": "portrait"
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      "name":
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externallmg_1739003371042_WhatsApp_Image_20250208_at_13635_PM.jpeg",
      "orientation": "portrait"
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      "status": false,
      "_id": "67a749cda2b18adef0d0481f",
      "name": "externallmg_1739016652760_Picture2.jpg",
      "path": "cases/67a5aeb7a2b18adef0cee8ac/
externallmg_1739016652760_Picture2.jpg",
      "orientation": "portrait"
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      "status": false,
      "_id": "67a715ebc6108fdeef4b0371",
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      "orientation": "portrait"
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  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "19459.00",
    "max": "27733.00"
  }
},
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"builtUpRateRange": {
  "min": "16216.00",
  "max": "23111.00"
},
"saleableRateRange": {
  "min": "13591.00",
  "max": "16667.00"
}
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
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    "quantity": "0.00",
    "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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  "kitchenArrangements": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "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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  "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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"potentialValue": {
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"status": true,
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"factorFavoringValue": {
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  "lessValueDetails": []
},
"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "676.00",
"empanelmentNo": [
  "SMRO /CREDIT/2017-18/1311"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORDELIVERY",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "67a5aeb7a2b18adef0cee8ac",
"ownerName": "Mrs. Urmila Santosh Gupta & Mr. Santosh R. Gupta ",
"ownerPhoneNo": "9987469303",
```

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"appAddress": "flat No 204 .2nd floor Bldg Indraprastha Apt chs Ltd plot no 57/58
sector no 19 Nerul ",
"remark": "bankar sujeet sir ",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "25/01/2025",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Khengar B. Masani ",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Urmila Santosh Gupta & Mr. Santosh R. Gupta ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "1591 / 2025"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "586159",
    "path": "cases/67a5aeb7a2b18adef0cee8ac/document_1738911408604_17389114
07386_Santosh_gupta_indraprastha_01Feb2025_133946.pdf",
    "fileName": "document_1738911408604_1738911407386_Santosh_gupta_indrapra
stha_01Feb2025_133946.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "07/07/2001",
      "nameOfApprovingAuthority": {
        "value": "Navi_Mumbai_Municipal_Corporation.",
        "label": "Navi Mumbai Municipal Corporation."
      }
    }
  },

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"number": {
  "value": "No",
  "label": "No"
},
"No": "NMMC / NRV / OC / 25"
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"displayStatus": false,
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document_1739013809249_333786.pdf",
"id": "933129",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Feb 08 2025 11:23:29 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "014181",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
{
  "id": "787017",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Fri Feb 07 2025 06:56:55 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
  "name": "Mrs. Urmila Santosh Gupta & Mr. Santosh R. Gupta ",
  "phone": "9987469303",
  "ownershipShare": "",
  "email": "",
  "id": "295006"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "102092",
  "name": "Living Room",
  "length": "9.75",
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"length1": "9",
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"images": [],
"extraAreas": [],
"finalArea": "140.56"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "3.17",
  "length1": "3",
  "length2": "2",
  "width": "10.00",
  "width1": "10",
  "width2": "0",
  "totalArea": "31.67",
  "images": [],
  "extraAreas": [
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        "label": "Square Feet"
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      "name": "Extra",
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      "length1": "3",
      "length2": "5",
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      "width1": "4",
      "width2": "7",
      "totalArea": "15.66"
    }
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  "finalArea": "47.33"
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"measurementType": {
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  "label": "Square Feet"
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"name": "Toilet",
"length": "3.67",
"length1": "3",
"length2": "8",
"width": "6.75",
"width1": "6",
"width2": "9",
"totalArea": "24.75",
"images": [],
"extraAreas": [],
"finalArea": "24.75"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Kitchen",
  "length": "6.58",
  "length1": "6",
  "length2": "7",
  "width": "9.92",
  "width1": "9",
  "width2": "11",
  "totalArea": "65.28",
  "images": [],
  "extraAreas": [],
  "finalArea": "65.28"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "11.75",
  "length1": "11",
  "length2": "9",
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"extraAreas": [],
"finalArea": "114.56"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.58",
  "length1": "10",
  "length2": "7",
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  "width1": "14",
  "width2": "5",
  "totalArea": "152.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "152.58"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "6.67",
  "length1": "6",
  "length2": "8",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
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  "images": [],
  "extraAreas": [],
  "finalArea": "26.11"
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"otherComposition": [],
"externalReport": [],
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"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "62.80",
    "totalAreaDocument": "676",
    "docBUILTUPPercentage": "",
    "docFinalBUILTUP": "0.00",
    "docFinalBUILTUPSquareMeter": "0.00",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "396388"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "613.00",
      "squareMeterArea": "56.95",
      "expectedRate": "27732.46",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "735.60",
      "squareMeterArea": "68.34",
      "expectedRate": "23110.39",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
    "_id": "67a7268ea92c39df2abfe3ec",
    "property": "Flat",
  }
]
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"area": "613",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "17000000",
"expectedRate": "27732.46",
"builtUpExpectedRate": "23110.39",
"image": "cases/67a5aeb7a2b18adef0cee8ac/
indicator_1739007397291_Image.png",
"squareMeter": "56.95",
"id": "202652"
},
{
"carpetArea": {
"area": "520.83",
"squareMeterArea": "48.39",
"expectedRate": "24000.15",
"percentage": ""
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"builtUpArea": {
"area": "625.00",
"squareMeterArea": "58.06",
"expectedRate": "20000.00",
"percentage": "20"
},
"saleableArea": {
"area": "750.00",
"squareMeterArea": "69.68",
"expectedRate": "16666.67",
"percentage": "20"
},
"printlnReport": true,
"_id": "67a7268ea92c39df2abfe3ed",
"property": "Flat",
"area": "750",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Saleable",
"floor": "",
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"expectedPrice": "12500000",
"expectedRate": "16666.666666666668",
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"builtUpExpectedRate": "20000.00",
"image": "cases/67a5aeb7a2b18adef0cee8ac/
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"squareMeter": "69.68",
"id": "349800"
},
{
"carpetArea": {
"area": "591.00",
"squareMeterArea": "54.91",
"expectedRate": "19458.54",
"percentage": ""
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"builtUpArea": {
"area": "709.20",
"squareMeterArea": "65.89",
"expectedRate": "16215.45",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printInReport": true,
"_id": "67a7268ea92c39df2abfe3ee",
"property": "Flat",
"area": "591",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "11500000.00",
"expectedRate": "19458.54",
"builtUpExpectedRate": "16215.45",
"image": "cases/67a5aeb7a2b18adef0cee8ac/
indicator_1739007452098_Image.png",
"squareMeter": "54.91",
"id": "302531"
},
{
"carpetArea": {
"area": "426.67",
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    "squareMeterArea": "39.64",
    "expectedRate": "19570.16",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "47.57",
    "expectedRate": "16308.59",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "614.40",
    "squareMeterArea": "57.08",
    "expectedRate": "13590.49",
    "percentage": "20"
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  "_id": "67a7268ea92c39df2abfe3ef",
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  "area": "512",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
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  {
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Gupta_Revised.pdf",
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    "path": "cases/67a5aeb7a2b18adef0cee8ac/externalDocuments/1739262619196_V
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
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{
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      "lastName": "Moozhickal",
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"fullAddress": "Residential Flat No. 204, 2nd Floor, Indraprastha Apartments Co-Op.
Hsg. Soc. Ltd. , Plot No. 57/58, Sector 19, Village - Nerul, Nerul (East), Taluka - Thane,
District - Thane, Navi Mumbai, PIN - 400 706, State - Maharashtra, Country - India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "60b7189d2ffdf65bcd65882b",
"contactPersonName": "Mr. Raju Mishra ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"finalCarpetConvertToBuiltUpPer": "0",
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"finalSalableArea": "691.12",
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"salablePercentage": "10",
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"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
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  },
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Universal Time)",
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}

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Name	Length	Width	Total
Composition :			
Living Room	9'9"	14'5"	140.56
Passage	3'2"	10'0"	31.67
Toilet	3'8"	6'9"	24.75
Kitchen	6'7"	9'11"	65.28
Bedroom	11'9"	9'9"	114.56
Bedroom	10'7"	14'5"	152.58
Toilet	6'8"	3'11"	26.11
Other Composition :			