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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": "",
  "fees": {
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    "propertyValue": "11400000",
    "discussWithPerson": "Kunal",
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    "shortName": "VCIPL/Mumbai",
    "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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  "client": {
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    "role": "PICKUPPERSON",
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    "email": "marketing@vastukala.co.in",
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"designation": "Back Office Team Leader",
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  "label": false
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    "label": "R. C. C. Slab"
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  "label": "Teak Wood Door frame with Solid flush door"
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"windows": {
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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": "Urban"
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"west": "Pran Bhuvan ",
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    "south": "Entrance ",
    "west": "Lift"
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    "south": "Details not available ",
    "west": "Details not available "
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  "depreciatedCostOfConstruction": "26454",
  "depreciatedBuildingRate": "2254"
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  "landRate": "76820",
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  "squareFeetGuideLineRate": "14908.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "13898.00",
  "squareMeterGuideLineRate": "149596.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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    "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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  "constructionWorkStatus": {
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  "dateOfConstruction": {
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"fullDate": "1/1/2012"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "47",
"ageOfBuilding": "13",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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    "routeLat": "19.162667",
    "routeLng": "72.841306",
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    "routeDistance": "1.2 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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      0
    ],
    "type": "Point"
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    "finallatLng": false
  },
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      "name": "36uqqc",
      "image": "cases/67b56b51e1b0fbb7b7ee5baf/
routeMap_1740552088198_Image.png"
    }
  ]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "11586852.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "11586852.00"
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"outward": {
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  "datetime": "2025-02-26T09:46:03.698Z",
  "date": "Wed Feb 26 2025 09:46:03 GMT+0000 (Coordinated Universal Time)",
  "number": "2310758",
  "dayCount": "10",
  "monthCount": "408",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
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"status": true
},
"rccPlinth": {
  "label": "RCC Plinth",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
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"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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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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},
"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": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "525.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "status": false,
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      "name": "externalImg_1740380876519_1740380866998_image_4.jpeg",
      "path": "cases/67b56b51e1b0fbb7b7ee5baf/
externalImg_1740380876519_1740380866998_image_4.jpeg",
      "orientation": "portrait"
    }
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  "externalPhotos": [
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      "name": "externalImg_1740381008617_1740380999906_image_7.jpeg",
      "path": "cases/67b56b51e1b0fbb7b7ee5baf/
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67b56b51e1b0fbb7b7ee5baf/
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1740381008847_1740380999907_image_12.jpeg",
    "path": "cases/67b56b51e1b0fbb7b7ee5baf/
externallmg_1740381008847_1740380999907_image_12.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "externallmg_1740380878152_1740380866999_image_11.jpeg",
    "path": "cases/67b56b51e1b0fbb7b7ee5baf/
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1740380878383_1740380866999_image_14.jpeg",
    "path": "cases/67b56b51e1b0fbb7b7ee5baf/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "externallmg_1740381007608_1740380999906_image_1.jpeg",
    "path": "cases/67b56b51e1b0fbb7b7ee5baf/
externallmg_1740381007608_1740380999906_image_1.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1740552910040_Picture3.jpg",
    "path": "cases/67b56b51e1b0fbb7b7ee5baf/
externallmg_1740552910040_Picture3.jpg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "25085.00",
    "max": "29012.00"
  },
  "builtUpRateRange": {
    "min": "20904.00",
    "max": "24176.00"
  },
  "saleableRateRange": {
    "min": "17420.00",
    "max": "20147.00"
  }
},
"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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"isEditable": false
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
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"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "438.00",
"empanelmentNo": [],
"isAdvanceInvoice": true,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Smt. Madhuri Harish Kantak, Smt. Sushama Vasudeo Nadkarni & Smt.
Priyanka Manish Kulkarni ",
"ownerPhoneNo": "6476752920",
"appAddress": "Flat no 201, 2nd Floor, Shree Vinayak Co-op Housing society, M.G
Road, Goregaon West., Mumbai-400104",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    }
  },
  "inputs": {
    "documentDate": "15/10/2024",
    "from": {
      "value": "The_Sellers",
      "label": "The Sellers"
    }
  },
  "The_Sellers": "Smt. Madhuri Harish Kantak, Smt. Sushama Vasudeo Nadkarni &
Smt. Priyanka Manish Kulkarni ",
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"to": {
  "value": "Purchaser",
  "label": "Purchaser"
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"Purchaser": "Mr. Shripad Vasant Joshi ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "15193 / 2024"
},
"isHardCopy": false,
"displayStatus": false,
"id": "402857",
"path": "cases/67b56b51e1b0fbb7b7ee5baf/
document_1740226284377_Goaregaon_Flat_Sale_Deed.pdf",
"fileName": "document_1740226284377_Goaregaon_Flat_Sale_Deed.pdf"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "3 transferred dated 06.06.2023 in the name of Smt. Madhuri Harish Katak,
Smt. Sushama Vasudeo Nadkarni & Smt. Priyanka Manish Kulkarni issued by Shree
Vinayak Co-Op. Hsg. Soc. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "271350",
  "path": "cases/67b56b51e1b0fbb7b7ee5baf/document_1740549985483_SC.pdf",
  "fileName": "document_1740549985483_SC.pdf"
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  "documentType": {
    "value": "60ae1258aa6d152c1801b337",
    "label": "Full Occupation Certificate"
  },
  "inputs": {
    "documentDate": "01/12/2012",
    "nameOfApprovingAuthority": {
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    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
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    "value": "No",
    "label": "No"
  },
  "No": "CHE / 9795 / BP(WS) / AP"
},
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"displayStatus": false,
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"path": "cases/67b56b51e1b0fbb7b7ee5baf/
document_1740550063529_438461.pdf",
"id": "270107",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Feb 26 2025 06:07:43 GMT+0000 (Coordinated Universal Time)"
}
],
"gstNo": "",
"caseNumber": "014417",
"createdBy": "6729b19521492f3332ee0d1d",
"caseHistory": [
  {
    "id": "403960",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Feb 19 2025 05:25:37 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Smt. Madhuri Harish Kantak, Smt. Sushama Vasudeo Nadkarni & Smt.
Priyanka Manish Kulkarni ",
    "phone": "6476752920",
    "ownershipShare": "",
    "email": "",
    "id": "931841"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "758457",
  "name": "Living Room",
  "length": "16.75",
  "length1": "16",
  "length2": "9",
  "width": "9.58",
  "width1": "9",
  "width2": "7",
  "totalArea": "160.52",
  "images": [],
  "extraAreas": [],
  "finalArea": "160.52"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "8.50",
  "length1": "8",
  "length2": "6",
  "width": "7.83",
  "width1": "7",
  "width2": "10",
  "totalArea": "66.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "66.58"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "3.42",
  "length1": "3",
  "length2": "5",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
```



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"id": "5",
"name": "Bedroom",
"length": "12.67",
"length1": "12",
"length2": "8",
"width": "9.75",
"width1": "9",
"width2": "9",
"totalArea": "123.50",
"images": [],
"extraAreas": [],
"finalArea": "123.50"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "7.50",
  "length1": "7",
  "length2": "6",
  "width": "3.25",
  "width1": "3",
  "width2": "3",
  "totalArea": "24.37",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.37",
  "percentageBeforeTotal": "24.37",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  }
}
```

```
},
"name": {
  "label": "Balcony Area",
  "value": "Balcony_Area"
},
"measurementType": {
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  "label": "Square Feet"
},
"id": "1",
"length": "9.58",
"length1": "9",
"length2": "7",
"width": "2.25",
"width1": "2",
"width2": "3",
"totalArea": "21.56",
"images": [],
"extraAreas": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "_id": "67beb3b81571e30723305656",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "9.17",
    "length1": "9",
    "length2": "2",
    "width": "1.75",
    "width1": "1",
    "width2": "9",
    "totalArea": "16.04"
  }
],
"finalArea": "37.6",
"percentageBeforeTotal": "37.60",
"percentage": "100"
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"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1245aa6d152c1801b2e3",
```



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    "label": "Sale Deed"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "737985",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "438",
  "squareMeterArea": "40.69",
  "docFinalBuiltUp": "525.6",
  "docFinalBuiltUpSquareMeter": "48.827999999999996",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "375.13",
      "squareMeterArea": "34.85",
      "expectedRate": "26955.99",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "450.15",
      "squareMeterArea": "41.82",
      "expectedRate": "22463.62",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "540.18",
      "squareMeterArea": "50.18",
      "expectedRate": "18719.69",
      "percentage": "20"
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    "printlnReport": true,
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    "property": "Residential Flat",
    "area": "450.15",
    "builtUpPercentage": "20",
    "saleablePercentage": "20",
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"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
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"expectedRate": "26955.99",
"builtUpExpectedRate": "10112000",
"image": "cases/67b56b51e1b0fbb7b7ee5baf/
indicator_1740547351199_Image.png",
"squareMeter": "41.82",
"id": "803314"
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{
"carpetArea": {
"area": "952.00",
"squareMeterArea": "88.44",
"expectedRate": "25084.03",
"percentage": ""
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"builtUpArea": {
"area": "1142.40",
"squareMeterArea": "106.13",
"expectedRate": "20903.36",
"percentage": "20"
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"saleableArea": {
"area": "1370.88",
"squareMeterArea": "127.36",
"expectedRate": "17419.47",
"percentage": "20"
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"area": "952",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "23880000",
"expectedRate": "25084.03",
"builtUpExpectedRate": "20903.36",
"image": "cases/67b56b51e1b0fbb7b7ee5baf/
indicator_1740547451361_Image.png",
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"id": "806789"
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    "squareMeterArea": "44.90",
    "expectedRate": "29011.23",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "580.00",
    "squareMeterArea": "53.88",
    "expectedRate": "24175.86",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "696.00",
    "squareMeterArea": "64.66",
    "expectedRate": "20146.55",
    "percentage": "20"
  },
  "printlnReport": true,
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  "property": "ResidentialFlat",
  "area": "580",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "14022000",
  "expectedRate": "29011.23",
  "builtUpExpectedRate": "14022000",
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  "squareMeter": "53.88",
  "id": "132152"
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    "status": false,
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    "name": "externallmg_1740381007224_1740380999906_image_0.jpeg",
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    "path": "cases/67b56b51e1b0fbb7b7ee5baf/
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Ltd., Plot No. 11, L.T. Nagar Road, Road No. 1, M.G. Road, Village - Pahadi Goregaon
West, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 104,
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State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Living Room	16'9"	9'7"	160.52
Kitchen	8'6"	7'10"	66.58
Passage	3'5"	8'11"	30.47
Bathroom	6'8"	3'5"	22.78
WC	3'11"	3'11"	15.34
Bedroom	12'8"	9'9"	123.50
Other Composition :			
Dry Balcony Area	7'6"	3'3"	24.37
Balcony Area	9'7"	2'3"	21.56