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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
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  "leadFrom": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "S K ",
    "type": "CREDITOFFICER",
    "_id": "64b0d939c3fce965da5a2287",
    "lastName": "S K Satam",
    "mobileNo": "",
    "workMobileNo": "9920909040",
    "email": "dharavi@abhyudayabank.net"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Abhyudaya",
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  "initial": "Abhyudaya",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
  "mobileNo": "02224098603",
  "alternateMobileNo": "",
  "email": "dharavi@abhyudayabank.net",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Sheshwadi, Dharavi, Mumbai, Maharashtra 400017"
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"assetsClass": {
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"propertyType": {
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  "value": "Residential"
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  "zoneName": "Mumbai, Navi Mumbai, Pune, Aurangabad & Nanded Region"
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"firstName": "Sunil",
"email": "misalsunil87@gmail.com",
"lastName": "Misal",
"mobileNo": "8422982721",
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"workWithDocumentMaker": "",
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\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
},
"siteEngineer": {
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"email": "ajayrewale503@gmail.com",
"lastName": "REWALE",
"mobileNo": "9766640171",
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"email": "binu@vastukala.org",
"lastName": "Moozhickal",
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"designation": "Back Office Team Leader",
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"role": "MAKER",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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"fatherName": "Baburao"
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  "value": "BANK"
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  "value": "Subhash Nagar, Kumbhar Wada",
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  "value": "",
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  "label": true
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  "label": false
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  "key": "municipalityWardNo",
  "value": "G/North",
  "label": true
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  "label": false
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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  "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 flush shutters"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
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  }
},
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Masjid & Slum Area",
    "east": "Slum Area"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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      "east": "Marginal Space",
      "south": "Flat No. 706",
      "west": "Common Passage"
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    "asPerDocument": {
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    "west": "Information not available"
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  "taxies": {
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "Flowerbed + Dry Balcony + Service Duct Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1) The location of the building all around slum locality, hence the market
value of the property is less than other property in the vicinity , which please note.\n2)
The said building constructed in the year of 2015 as per NOC of Society letter but as
per Occupancy Certificate received in the year of 2023.",
  "depreciationPercentage": "15",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "16080",
  "depreciatedBuildingRate": "2380"
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"igrRate": {
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"rate": "96220",
"landRate": "33030",
"igrImage": "cases/67c05c4a961f3e01bcf50cff/igr_1740719169907_Image.png",
"squareMeterGuideLineRate": "101031.00",
"squareFeetGuideLineRate": "9386.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "90",
  "rate": "8754.00",
  "squareFeetGuideLineRate": "8754.00",
  "squareMeterGuideLineRate": "94231.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "Rs. 25,000/- Present rental income per month.",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Property Tas No. GN1913160810000, for Assessment Year 2024-2015 Bill dated 13/09/2024\nSubhash Nagar CHS E Wing C/o Sai Pushpa Construction ",
  "taxAmount": "Rs. 1,88,830/-",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per SRA norms",
  "tenantName": "Mr. Maulana Shaikh, Since last 2 years",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2015",
    "fullDate": "1/1/2015"
  },
  "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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"value": "Normal",
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"structuralSafety": {
"value": "Normal",
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
"maintenanceIssues": {
"value": "0",
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_Per_No_Objection_Certificate",
  "label": "As Per No Objection Certificate"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "10",
"totalLifeBuilding": "60",
"estimatedAge": "50",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "7",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "708.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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    "routeLng": "72.855934",
    "stationName": "Kings Circle",
    "routeDistance": "1.4 km.",
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    }
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},
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    "name": "pn2otp",
    "image": "cases/67c05c4a961f3e01bcf50cff/
routeMap_1740724236486_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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"bookValue": "0"
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"outward": {
  "status": true,
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  "number": "2310790",
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"underConstruction": {
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    "status": true
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "status": false
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  "isHideFloor": false,
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"externalPlastering": {
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  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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"floorsCompleted": "",
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"isHideFloor": false,
"status": false
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"floorsCompleted": "",
"percentage": "0.00",
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"status": false
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"label": "External Development & Final Finishing",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
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"status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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"reportImages": {
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      "path": "cases/67c05c4a961f3e01bcf50cff/
externallmg_1740677780210_1740677761883_image_13.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "_id": "67c0a2d17e785c0f96443bd9",
      "name": "externallmg_1740677829259_1740677821750_image_0.jpeg",
      "path": "cases/67c05c4a961f3e01bcf50cff/
externallmg_1740677829259_1740677821750_image_0.jpeg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
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      "_id": "67c0a2d17e785c0f96443bea",
      "name": "externallmg_1740677839353_1740677821751_image_17.jpeg",
      "path": "cases/67c05c4a961f3e01bcf50cff/
externallmg_1740677839353_1740677821751_image_17.jpeg",
      "orientation": "portrait"
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  ],
  {
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    "status": false,
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    "path": "cases/67c05c4a961f3e01bcf50cff/
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    "orientation": "portrait"
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"compositionImages": [
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    "_id": "67c0a2d17e785c0f96443bdc",
    "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
    "_id": "67c0a2d17e785c0f96443bde",
    "name": "Living Room",
    "path": "cases/67c05c4a961f3e01bcf50cff/
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67c0a2d17e785c0f96443be0",
    "name": "Living Room",
    "path": "cases/67c05c4a961f3e01bcf50cff/
externallmg_1740677833318_1740677821751_image_7.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67c0a2d17e785c0f96443be6",
    "name": "Living Room",
    "path": "cases/67c05c4a961f3e01bcf50cff/
externallmg_1740677836973_1740677821751_image_13.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67c0a29a3b4dfe0fe68e6125",
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    "name": "Living Room",
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externallmg_1740677782066_1740677761883_image_15.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67c0a2d17e785c0f96443be8",
    "name": "Living Room",
    "path": "cases/67c05c4a961f3e01bcf50cff/
externallmg_1740677838063_1740677821751_image_15.jpeg",
    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
    "min": "16000.00",
    "max": "20357.00"
  },
  "builtUpRateRange": {
    "min": "13334.00",
    "max": "16964.00"
  },
  "saleableRateRange": {
    "min": "11112.00",
    "max": "14137.00"
  }
},
"detailsOfValuation": {
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    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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},
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "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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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
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  "lessValueDetails": []
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "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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  "value": "LEAD"
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "590.00",
"empanelmentNo": [
  "Ref.No:HO/CD/61/ 2018-19"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67c05c4a961f3e01bcf50cff",
"ownerName": "Mr. Irfan Bashir Ahmed Khan",
"ownerPhoneNo": "8080999904",
"appAddress": "Flat no E- 705 7 th floor E-Wing Eleven Heights Residence Welfare
Society Sant Gora Kumbhar Road Subash Nagar Kumbhar Wada Dharavi Mumbai
400017",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "06/02/2025",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mrs. Asha Suryakant Rajguru",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Irfan Bashir Ahmed Khan",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      }
    }
  },

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    "Registration_No": " 3541/2025"
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  "fileName": "document_1740659718685_1740659716071_Asha_Irfan_AFS.pdf"
},
{
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    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "17/05/2023",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " SRA/ED/CW/2023/22/84/GN"
},
  "isHardCopy": false,
  "displayStatus": false,
  "id": "483106",
  "path": "cases/67c05c4a961f3e01bcf50cff/document_1740726612091_74911.pdf",
  "fileName": "document_1740726612091_74911.pdf"
},
{
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    "label": "Society NOC Letter"
  },
  "inputs": {
    "documentDate": "05/01/2025",
    "remark": " regarding No Objection to Sell/Transfer the Flat No. 706 on 7th Floor in
E Wing of Eleven Heights to Mr. Irfan Bashir Ahmed Khan issued by Eleven Heights
Residence Welfare Society."
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "542547",
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"path": "cases/67c05c4a961f3e01bcf50cff/document_1740726962680_NOC.pdf",
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}
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"caseNumber": "014594",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "954491",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 27 2025 12:36:26 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Irfan Bashir Ahmed Khan",
    "phone": "8080999904",
    "ownershipShare": "",
    "email": "",
    "id": "876941"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "8",
    "name": "Living Room",
    "length": "15.08",
    "length1": "15",
    "length2": "1",
    "width": "9.83",
    "width1": "9",
    "width2": "10",
    "totalArea": "148.32",
    "images": [],
    "finalArea": "148.32",
    "extraAreas": []
  },
  {
    "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Cupboard",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "22.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.67"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Dining",
  "length": "7.83",
  "length1": "7",
  "length2": "10",
  "width": "7.83",
  "width1": "7",
  "width2": "10",
  "totalArea": "61.36",
  "images": [],
  "finalArea": "61.36",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Kitchen",
  "length": "8.67",
  "length1": "8",
  "length2": "8",
  "width": "7.25",
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"width2": "3",
"totalArea": "62.83",
"images": [],
"finalArea": "62.83",
"extraAreas": []
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "2.92",
  "length1": "2",
  "length2": "11",
  "width": "3.25",
  "width1": "3",
  "width2": "3",
  "totalArea": "9.48",
  "images": [],
  "extraAreas": [],
  "finalArea": "9.48"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Bedroom",
  "length": "13.17",
  "length1": "13",
  "length2": "2",
  "width": "10.17",
  "width1": "10",
  "width2": "2",
  "totalArea": "133.86",
  "images": [],
  "finalArea": "133.86",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
```



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},
  "id": "8",
  "name": "WC",
  "length": "2.75",
  "length1": "2",
  "length2": "9",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "12.15",
  "images": [],
  "finalArea": "12.15",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Bathroom",
  "length": "3.25",
  "length1": "3",
  "length2": "3",
  "width": "7.25",
  "width1": "7",
  "width2": "3",
  "totalArea": "23.56",
  "images": [],
  "finalArea": "23.56",
  "extraAreas": []
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flowerbed",
      "value": "Flowerbed"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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},
  "id": "3",
  "length": "2.50",
  "length1": "2",
  "length2": "6",
  "width": "10.17",
  "width1": "10",
  "width2": "2",
  "totalArea": "25.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.42",
  "percentageBeforeTotal": "25.42",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "13.17",
  "length1": "13",
  "length2": "2",
  "width": "1.50",
  "width1": "1",
  "width2": "6",
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  "images": [],
  "extraAreas": [],
  "finalArea": "19.75",
  "percentageBeforeTotal": "19.75",
  "percentage": "100"
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{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  }
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    },
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      "value": "Duct"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    },
    "id": "2",
    "length": "6.50",
    "length1": "6",
    "length2": "6",
    "width": "3.08",
    "width1": "3",
    "width2": "1",
    "totalArea": "20.04",
    "images": [],
    "extraAreas": [],
    "finalArea": "20.04",
    "percentageBeforeTotal": "20.04",
    "percentage": "100"
  }
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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Passage + WC + Bathroom",
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Area. The above calculations and detailed measurements taken by us prove that the
Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area.",
    "siteMeasurementRemark": "Carpet Area in Sq. Ft. = 462.56 \nFlowerbed in Sq. Ft. =
25.00\nDry Area in Sq. Ft. = 19.62\nService Duct Area in Sq. Ft. = 20.04\n<br />\n",
    "finalSaleablePercentage": "0",
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```

Name	Length	Width	Total
Composition :			

Living Room	15'1"	9'10"	148.32
Cupboard	8'00"	2'10"	22.67
Dining	7'10"	7'10"	61.36
Kitchen	8'8"	7'3"	62.83
Passage	2'11"	3'3"	9.48
Bedroom	13'2"	10'2"	133.86
WC	2'9"	4'5"	12.15
Bathroom	3'3"	7'3"	23.56
Other Composition :			
Flowerbed	2'6"	10'2"	25.42
Dry Balcony Area	13'2"	1'6"	19.75
Duct	6'6"	3'1"	20.04