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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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    "propertyValue": "3000000",
    "discussWithPerson": "Avinash",
    "expectedFees": 1500,
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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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  "type": "BANK",
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  "displayName": "Janaseva Sahakari Bank (Borivali) LTD",
  "initial": "JSB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Vasai West Branch\t",
  "branchCode": "",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "email": "avinash.devane@janasevabank.in",
  "fax": "",
  "ledgerName": "",
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  "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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  "value": "Residential"
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"shortName": "Amit",
"workWithDocumentMaker": "",
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"firstName": "Anwar",
"email": "anwar21786@gmail.com",
"lastName": "Shaikh",
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"lastName": "Kuperkar",
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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    {
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      "remark": "MANUAL_IN_TASK"
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  "value": "",
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  "key": "policeStation",
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  "label": false
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  "value": "Nallasopara (East)",
  "label": false
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"flatSpecifications": {
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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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    "label": "Teak Wood Door frame with Solid flush door"
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "south": "Don Lane Road ",
    "east": "Internal Road "
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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      "south": "Staircase ",
      "west": "Flat No. 203"
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    "asPerDocument": {
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  "privateCars": {
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  }
},
"extraDetailOfProperty": "",
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VP - 5013 / 70 / 2013 - 14 Dated 20.06.2013 issued by\nVasai Virar City Municipal
Corporation.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "As per actual site measurement, the Carpet Area is 234.00 Sq. Ft.
(including Flower Bed Area) & Built-Up Area mentioned is the Agreement is 431.00 Sq.
Ft. The loading between Measured Carpet Area to Built-Up Area is 84%. Hence, we are
considered the least area as per physical site measurement for the purpose of
valuation.",
  "depreciationPercentage": "0",
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  "depreciatedCostOfConstruction": "10000",

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  "squareMeterGuideLineRate": "54360.00",
  "squareFeetGuideLineRate": "5050.00"
},
"igrFinalRate": {
  "floorRatePercentage": "90",
  "depreciationPercentage": "88",
  "rate": "4667.00",
  "squareFeetGuideLineRate": "4667.00",
  "squareMeterGuideLineRate": "50237.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Seller Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per VVCMC norms ",
  "tenantName": "",
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2013",
    "fullDate": "1/1/2013"
  },
  "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": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
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  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
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"label": "Yes"
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"groundStilt": {
"value": "ground",
"label": "Ground"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "48",
"ageOfBuilding": "12",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
"area": "262.31",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67c290be7018387a1816cdee/
routeMap_1741090147379_Image.png",
"routeLat": "19.419389",
"routeLng": "72.824111",
"stationName": "Nallasopara",
"routeDistance": "700 Mtrs.",
"routeStation": {
"value": "Railway_Station",
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    "name": "dh9i0n",
    "image": "cases/67c290be7018387a1816cdee/
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  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
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  "showcasesRate": "0",
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  "extraCollapsibleGatesQty": "0",
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"totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "80",
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"outward": {
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"rateVerify": {
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"underConstruction": {
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  "floorsCompleted": "",
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  "status": false
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "landscape"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "10944.00"
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  "builtUpRateRange": {
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    "max": "9120.00"
  },
  "saleableRateRange": {
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    "max": "7600.00"
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    "quantity": "0.00",
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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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "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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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
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"_id": "67c290be7018387a1816cdee",
"ownerName": "Mr. Lavkesh Pandey & Mrs. Rita Devi ",
"ownerPhoneNo": "9834246979",
"appAddress": "FLAT NO 206C WING BHARAT VEDANT BLDG ACHOLE ROAD
NALASOPARA EAST PALGHAR 401208",
"remark": "",
"documents": [
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      "value": "60ae1254aa6d152c1801b326"
    }
  },

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  "toPage": 0
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    "label": "Transferor"
  },
  "Transferor": "Miss. Roshni Ramsurat Mishra ",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mr. Lavkesh Pandey & Mrs. Rita Devi ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "22056 / 2024"
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document_1740804218623_1740804216187_Lavkesh_pandey_agreement.pdf",
"fileName":
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    "label": "Occupancy Certificate"
  },
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    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    }
  }
}
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    },
    "number": {
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      "label": "No"
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    "No": "VVCMC / TP / OC / VP - 5013 / 70 / 2013 - 14"
  },
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  "displayStatus": false,
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  "path": "cases/67c290be7018387a1816cdee/
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  "id": "696223",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Mar 04 2025 11:32:15 GMT+0000 (Coordinated Universal Time)"
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"caseNumber": "014615",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "663778",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Mar 01 2025 04:44:46 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Lavkesh Pandey & Mrs. Rita Devi ",
    "phone": "9834246979",
    "ownershipShare": "",
    "email": "",
    "id": "925710"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "measurementType": {
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      "label": "Square Feet"
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    "id": "3",
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"length2": "7",
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"extraAreas": []
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    "label": "Square Feet"
  },
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  "length": "8.00",
  "length1": "8",
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  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "62.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "62.00"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "3.42",
  "length1": "3",
  "length2": "5",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
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  "extraAreas": [],
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"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
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      "value": "Flower_Bed_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "length2": "2",
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    "width1": "8",
    "width2": "9",
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    "percentageBeforeTotal": "18.96",
    "percentage": "100"
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],
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  {
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      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "40.04",
    "totalAreaDocument": "431",
    "docBuiltpPercentage": ""
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"docSaleablePercentage": "",
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"docFinalSaleableSquareMeter": "0.00",
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"images": [],
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"area": "402.77",
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"expectedRate": "7448.42",
"percentage": ""
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"area": "483.33",
"squareMeterArea": "44.90",
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"percentage": "20"
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"saleableArea": {
"area": "580.00",
"squareMeterArea": "53.88",
"expectedRate": "5172.41",
"percentage": "20"
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"area": "580",
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"saleablePercentage": "20",
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"areaType": "Saleable",
"floor": "-",
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"expectedPrice": "3000000",
"expectedRate": "5172.413793103448",
"builtUpExpectedRate": "6206.94",
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"id": "554751"
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  "builtUpArea": {
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    "squareMeterArea": "42.58",
    "expectedRate": "6545.50",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "5454.55",
    "percentage": "20"
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  "saleablePercentage": "20",
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  "floor": "-",
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  "expectedRate": "5454.545454545455",
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  "id": "917546"
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    "squareMeterArea": "38.07",
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"area": "590",
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"expectedRate": "5649.830508474576",
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indicator_1741086145406_Image.png",
  "squareMeter": "54.81",
  "id": "876268"
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    "squareMeterArea": "32.26",
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  "builtUpArea": {
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    "squareMeterArea": "38.71",
    "expectedRate": "9119.93",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "46.45",
    "expectedRate": "7600.00",
    "percentage": "20"
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"areaType": "Saleable",
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indicator_1741155213770_Image.png",
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Nallasopara (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State -
Maharashtra, Country - India",
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"buildingServicesRate": "2500",
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Name	Length	Width	Total
Composition :			
Living Room	9'7"	13'7"	130.17
Kitchen	8'00"	7'9"	62.00
Toilet	3'5"	8'00"	27.33

Other
Composition :

Flower Bed Area	2'2"	8'9"	18.96
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