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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "firstName": "Abhishek",
    "type": "CREDITOFFICER",
    "_id": "677908f182ea0d50e10160c8",
    "email": "cb7065@canarabank.com",
    "lastName": "Arora",
    "mobileNo": "",
    "workMobileNo": "7718873563"
  },
  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "initial": "CNB"
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"branch": {
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  "name": "Retail Asset Hub, Vasai",
  "branchCode": "7065",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "cb7065@canarabank.com",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "zoneName": "MUMBAI"
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"lastName": "Salvi",
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"firstName": "Anwar",
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"lastName": "Shaikh",
"mobileNo": "8552884500",
"designation": "",
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"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
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"designation": "",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "value": "Vasai",
  "label": true
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  "key": "wing",
  "value": "F",
  "label": true
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  "label": true
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  "key": "selectNo",
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  "label": false
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  "label": false
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  "key": "mouza",
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Alluminum sliding windows with M. S. Grills"
  }
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      "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "finishing": {
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      "label": "Cement Plastering"
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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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      "label": "Vasai Virar City Municipal Corporation"
    },
    "whetherCoveredUnderAnyState": {
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      "label": "No"
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      "west": "'G' Wing of Building No. 11",
      "south": "Internal Road",
      "east": "Under Construction Building"
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    "asPerDocumentAgreement": {
      "north": "Veer Sawarkar Road (As per RERA)",
      "west": "D P Road (As per RERA)",
      "south": "Open Land (As per RERA)",
      "east": "Bus Deport (As per RERA)"
    },
    "unitBoundaries": {
      "asPerActual": {

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"north": "Flat No. 1502",
"east": "Marginal Space",
"south": "Balcony",
"west": "Lobby"
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"asPerDocument": {
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  "east": "Information Not Available",
  "south": "Information Not Available",
  "west": "Information Not Available"
},
"isDisplay": false,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As MHADA itself is planning authority, building
construction\npermission is assumed to be available. \n",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "compositions": []
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  "depreciationPercentage": "7.5",
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"igrRate": {
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  "rate": "49300",
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  "squareMeterGuideLineRate": "54230.00",
  "squareFeetGuideLineRate": "5038.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "95",
  "rate": "4830.00",
  "squareFeetGuideLineRate": "4830.00",
  "squareMeterGuideLineRate": "51989.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MHADA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Vacant "
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"marketability": {
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"label": "Good"
},
"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 Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2020",
    "fullDate": "1/1/2020"
  },
  "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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"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
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"label": "Information Not Available"
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenancelssues": {
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},
"visibleDamageInBuilding": {
"value": "0",
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
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},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "5",
"totalLifeBuilding": "60",
"estimatedAge": "55",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "24",
"flatFloorNo": "15",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "498.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67cbb06b8037ced5d2420713/
routeMap_1741426067668_Image.png",
    "routeLat": "19.443601",
    "routeLng": "72.805966",
    "stationName": "Virar",
    "routeDistance": "2 km.",
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      "label": "Railway Station"
    }
  }
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    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "xh3ntg",
      "name": "xh3ntg",
      "image": "cases/67cbb06b8037ced5d2420713/
routeMap_1741425950516_Image.png"
    }
  ]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
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    "value": "60af71ce2ffdf65bcd65862b"
  },
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    "toPage": 0
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document_1741583451309_MHADA_Allotment_Letter.pdf",
  "fileName": "document_1741583451309_MHADA_Allotment_Letter.pdf",
  "documentDate": "13/01/2025",
  "remark": " Outward No. M.V./2/3/4/306/2025 in the name of Pawar Swati Ravindra
& Pawar Ravindra Parshuram issued by Konkan Housing And Area Development Boare
(A MHADA Unit)",
  "amount": "2687867"
},
"outward": {
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},
"rateVerify": {
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"underConstruction": {
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"rccFootingFoundation": {
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  "floorsCompleted": "",
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  "status": true
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"rccPlinth": {
  "label": "RCC Plinth",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
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  "floorsCompleted": "",
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  "status": false
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"externalPainting": {
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  "percentage": "0.00",
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  "status": false
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"floorsCompleted": "",
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"isHideFloor": true,
"status": true
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"guidelineDetails": {
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"selectedBuildUpMeasurementType": "Sq. Ft."
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"path": "cases/67cbb06b8037ced5d2420713/
externallmg_1741422719792_WhatsApp_Image_20250308_at_134219.jpeg",
"orientation": "portrait"
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],
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    "path": "cases/67cbb06b8037ced5d2420713/
externalImg_1741422719591_WhatsApp_Image_20250308_at_134211_1.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
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    "name":
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    "path": "cases/67cbb06b8037ced5d2420713/
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    "orientation": "portrait"
  }
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"societyNameBoardImage": [],
"compositionImages": [
  {
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    "path": "cases/67cbb06b8037ced5d2420713/
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    "orientation": "portrait"
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      "orientation": "portrait"
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    {
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      "name": "Living Room",
      "path": "cases/67cbb06b8037ced5d2420713/
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      "orientation": "portrait"
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      "status": false,
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      "name": "Living Room",
      "path": "cases/67cbb06b8037ced5d2420713/
externallmg_1741422719891_WhatsApp_Image_20250308_at_134222.jpeg",
      "orientation": "portrait"
    },
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      "status": false,
      "_id": "67cc00808037ced5d2426bd8",
      "name": "Living Room",
      "path": "cases/67cbb06b8037ced5d2420713/
externallmg_1741422719839_WhatsApp_Image_20250308_at_134221.jpeg",
      "orientation": "portrait"
    }
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  "carpetRateRange": {
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    "max": "8303.00"
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    "max": "0.00"
  }
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"detailsOfValuation": {
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "ratePerUnit": "0.00",
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    "isEditable": true
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  "interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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"others": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "lessValueDetails": [],
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  "lessTotalValue": 0,
  "presentMarketValue": 3539289
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"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",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
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"finalValuationArea": "453.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentIds": [],
"_id": "67cbb06b8037ced5d2420713",
"ownerName": "Pawar Swati Ravindra",
"ownerPhoneNo": "8308380068",
"appAddress": "FLAT NO 1501 15TH FLOOR BLDG NO 11 F MHADA COMPLEX
SCHEME 274 OLINJ VIARAR PALGHAR ",
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"remark": "",
"documents": [
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      "value": "60ae1258aa6d152c1801b33a"
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    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
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      "remark": " Outward No. UPMJA/M.V./Com. M. /Code No. 274/L4/GP/772/2024-25
by Konkar Housing And Area Development Board (A MHADA Unit)"
    },
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    "displayStatus": false,
    "id": "636554",
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    "fileName": "document_1741429529365_No_Objection_Certificate.pdf"
  },
  {
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      "value": "60ae129faa6d152c1801b47d"
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      "toPage": 0
    },
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      "number": {
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        "label": "No"
      },
      "No": " P51800002836"
    },
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"fileName": "document_1741429801775_P51800002836.pdf"
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    "toPage": 0
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      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " VVCMC / TP / RDP / VP-0191 / 01 / 2017-18 "
},
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"path": "cases/67cbb06b8037ced5d2420713/
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"fileName": "document_1741430369514_3_Building_Plan_Approval_IOD.pdf"
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  "documentType": {
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    "value": "60af71ce2ffdf65bcd65862b"
  },
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    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "remark": " Outward No. M.V./2/3/4/306/2025 in the name of Pawar Swati Ravindra
& Pawar Ravindra Parshuram issued by Konkan Housing And Area Development Boare
(A MHADA Unit)",

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    "amount": "2687867"
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document_1741583451309_MHADA_Allotment_Letter.pdf",
  "fileName": "document_1741583451309_MHADA_Allotment_Letter.pdf"
}
],
"caseNumber": "014766",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "787474",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Mar 08 2025 02:50:19 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Pawar Swati Ravindra",
    "phone": "8308380068",
    "ownershipShare": "",
    "email": "",
    "id": "503301"
  },
  {
    "name": "Pawar Ravindra Parshuram",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": "",
    "id": "953522"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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"id": "8",
"name": "Passage",
"length": "5.25",
"length1": "5",
"length2": "3",
"width": "5.67",
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"width2": "8",
"totalArea": "29.75",
"images": [],
"finalArea": "29.75",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Living Room",
  "length": "13.75",
  "length1": "13",
  "length2": "9",
  "width": "9.58",
  "width1": "9",
  "width2": "7",
  "totalArea": "131.77",
  "images": [],
  "extraAreas": [],
  "finalArea": "131.77"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "Kitchen",
  "length": "9.17",
  "length1": "9",
  "length2": "2",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
  "totalArea": "93.96",
  "images": [],
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"extraAreas": [],
"finalArea": "93.96"
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  "length2": "3",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "18.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.06"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "3.33",
  "length1": "3",
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  "width2": "10",
  "totalArea": "12.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.78"
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bathroom",
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"length2": "2",
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"width1": "4",
"width2": "8",
"totalArea": "19.44",
"images": [],
"extraAreas": [],
"finalArea": "19.44"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
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  "length1": "9",
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  "width1": "11",
  "width2": "7",
  "totalArea": "111.01",
  "images": [],
  "finalArea": "111.01",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
  "length": "3.58",
  "length1": "3",
  "length2": "7",
  "width": "9.75",
  "width1": "9",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
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}
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"otherComposition": [],
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"documentPerArea": [
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      "value": "60af71ce2ffdf65bcd65862b"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "251695",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "453",
    "squareMeterArea": "42.08",
    "docFinalBuiltUp": "498.3",
    "docFinalBuiltUpSquareMeter": "46.288",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
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      "squareMeterArea": "39.95",
      "expectedRate": "8372.09",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "473.00",
      "squareMeterArea": "43.94",
      "expectedRate": "7610.99",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  }
]
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"printlnReport": true,
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"area": "430",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "-",
"source": "Nobroker.com",
"expectedPrice": "3600000",
"expectedRate": "8372.09",
"builtUpExpectedRate": "7610.99",
"image": "cases/67cbb06b8037ced5d2420713/
indicator_1741433319609_Image.png",
"squareMeter": "39.95",
"id": "217080"
},
{
"carpetArea": {
"area": "438.00",
"squareMeterArea": "40.69",
"expectedRate": "9132.42",
"percentage": ""
},
"builtUpArea": {
"area": "481.80",
"squareMeterArea": "44.76",
"expectedRate": "8302.20",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "67cc2b048037ced5d242a45e",
"property": "MHADA Complex, Virar West",
"area": "438",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
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"floor": "-",
"source": "Nobroker.com",
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"leadRemarks": [],
"audioRemarks": [],
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"updatedAt": "2025-03-10T07:25:30.536Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 1501, 15th Floor, Building No 11, Wing - F, Scheme
Code No. 274, MHADA Complex, Yashwant Nagar, Village - Bolinj, Taluka - Vasai,
District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Parshuram ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "(Representative of MHADA Unit)",
"reald": "",
"siteVisitContactNo": "7796242232",
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Passage + WC +
Bathroom + Balcony",
"carpetTotal": "451.71",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "496.88",
"finalCarpetArea": "451.71",
"finalSalableArea": "496.88",
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"toBeAdded": "",
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"finalAreaType": "Carpet Area",
"finalAsPerArea": "Provisional Offer Letter",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"flatRate": "8000",
"landOtherRate": "5500",
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  "mall": false
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    "leasePremium": "",
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    "leaseDate": ""
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},
"otherCompositionBuiltUpTotal": "0.00",
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"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"

}

Name	Length	Width	Total
Composition :			
Passage	5'3"	5'8"	29.75
Living Room	13'9"	9'7"	131.77
Kitchen	9'2"	10'3"	93.96
Passage	4'3"	4'3"	18.06
WC	3'4"	3'10"	12.78
Bathroom	4'2"	4'8"	19.44
Bedroom	9'7"	11'7"	111.01
Balcony	3'7"	9'9"	34.94
Other Composition :			