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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Abhishek",
    "type": "CREDITOFFICER",
    "_id": "65faae535ca1625e5057df7b",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9372195994",
    "email": "brmgr2403@mahabank.co.in"
  },
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  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
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"branch": {
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  "branchCode": "2403",
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  "email": "brmgr2403@mahabank.co.in",
  "fax": "",
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  "sendStructuralCertificate": "0",
  "address": " Plot No B 37, Mahabank Building, 2nd Floor Wagle Industrial Estate,
Thane, Maharashtra 400604"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
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  "role": "PICKUPPERSON",
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  "lastName": "Thorat",
  "mobileNo": "9422389642",
  "shortName": "ST",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/64abdb2806d6ec174986d16b/
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"siteEngineer": {
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  "_id": "67165336b6604b3dd61dccb0",
  "role": "SITEENGINEER",
  "firstName": "Nitin",
  "email": "virkar.nitin7191@gmail.com",
  "lastName": "Virkar",
  "mobileNo": "8369163552",
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"rateVerifier": {
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
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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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      "dateTime": "2025-03-12",
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  "finalMeasurementType": "Sq. Ft.",
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  "value": "Navi Mumbai",
  "label": false
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  "value": "",
  "label": false
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  "key": "landmark",
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  "label": false
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  "label": true
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  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "label": false
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  "label": false
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  "label": false
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    "label": "Ceramic Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  }
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Open Plot",
  "south": "Shivalay Apartment / Gagangiri Maharaj Marg",
  "east": "Sunita CHSL"
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"asPerDocumentAgreement": {
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  "west": "Proposed Green Belt",
  "south": "Plot No. 99 & Proposed 9.0 M Wide Road",
  "east": "Plot No. 101"
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  "asPerActual": {
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    "east": "Flat No. 301",
    "south": "Open Plot",
    "west": "Flat No. 303"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
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    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
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"privateCars": {
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that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "19712.5",
  "depreciatedBuildingRate": "1712.5"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "113000",
  "landRate": "40200",
  "igrImage": "cases/67d1356f021414d63ce12f1c/igr_1742290593045_Image.png",
  "squareMeterGuideLineRate": "113000.00",
  "squareFeetGuideLineRate": "10498.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "79",
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  "squareFeetGuideLineRate": "9078.00",
  "squareMeterGuideLineRate": "97712.00"
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"label": "Medium"
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  "value": "Residential_Purpose",
  "label": "Residential Purpose"
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"propertyOccupiedByList": {
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  "label": "Tenant Occupied"
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"monthlyRent": "14,000.00 Present rental income per month",
"assessmentNo": "Details not available",
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"taxAmount": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per NMMC norms",
"tenantName": "Mr. Upendra Kompelli",
"maintenanceOfFlat": "Good"
},
"marketability": {
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    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
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"carParking": "Open Parking",
"constructionWorkStatus": {
  "value": "Completed",
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  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2004",
  "fullDate": "1/1/2004"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"protAgainstNatDis": {
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  "label": "Information not available"
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},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "1",
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "39",
"ageOfBuilding": "21",
"noOfBasement": "",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "386.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67d1356f021414d63ce12f1c/
routeMap_1742021903457_Image.png",
    "routeLat": "19.095822",
    "routeLng": "73.000811",
    "stationName": "Kopar Khairane",
    "routeDistance": "1.7 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": false
  },
  "locationMapImg": [
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      "name": "oq7za9",
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routeMap_1742021749829_Image.png"
    }
  ]
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "6347586.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "95",
  "bookValue": "0",
  "finalValue": "6347586.00"
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"outward": {
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  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "status": true
  },
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    "label": "RCC Plinth",
    "floorsCompleted": "",
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    "status": false
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    "label": "Internal Brick Work",
    "floorsCompleted": "",
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  },
  "externalBrickWork": {
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    "status": false
  },
  "externalPlastering": {
    "label": "External Plastering",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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},
"door": {
  "label": "Door",
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  "isHideFloor": false,
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},
"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": {
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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}
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
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  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"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": "386.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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"externalImg_1741848149351_WhatsApp_Image_20250312_at_14005_PM.jpeg",
      "path": "cases/67d1356f021414d63ce12f1c/
externalImg_1741848149351_WhatsApp_Image_20250312_at_14005_PM.jpeg",
      "orientation": "portrait"
    }
  ]
}
```

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],
"selfieWithSiteVisitImages": [],
"externalPhotos": [
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    "orientation": "portrait"
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    "path": "cases/67d1356f021414d63ce12f1c/
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    "orientation": "portrait"
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    "name":
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67d1356f021414d63ce12f1c/
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```

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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "status": false,
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    "name":
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    "path": "cases/67d1356f021414d63ce12f1c/
externallmg_1741848094189_WhatsApp_Image_20250312_at_13941_PM.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name":
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externallmg_1741848149096_WhatsApp_Image_20250312_at_14000_PM.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67d1356f021414d63ce12f1c/
externallmg_1741848149351_WhatsApp_Image_20250312_at_14005_PM.jpeg",
    "orientation": "portrait"
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    "path": "cases/67d1356f021414d63ce12f1c/
externallmg_1741848149154_WhatsApp_Image_20250312_at_14002_PM_1.jpeg",
    "orientation": "portrait"
  }
}
```

```
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      "path": "cases/67d1356f021414d63ce12f1c/
externallmg_1741848149027_WhatsApp_Image_20250312_at_13959_PM_1.jpeg",
      "orientation": "landscape"
    }
  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "18604.00",
    "max": "22536.00"
  },
  "builtUpRateRange": {
    "min": "15503.00",
    "max": "18780.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  }
},
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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"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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  "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
}
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"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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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,
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"type": "CASE",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "322.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Balkrishna Chokha Sagare",
"ownerPhoneNo": "8104026377",
"fullAddress": "Residential Flat No. B-302, 3rd Floor, Wing - B, Ganraj Apartment ,
Ganraj Co-Op. Hsg. Soc. Ltd., Plot No. 100, Village - Koparkhairane, Taluka - Thane,
District - Thane, Navi Mumbai, PIN Code - 400 709, State - Maharashtra, India",
"remark": "",
"documents": [
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      "label": "Draft Agreement for sale",
      "value": "60ae1256aa6d152c1801b330"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
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      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Balkrishna Chokha Sagare",

```

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"to": {
  "value": "purchaser",
  "label": "purchaser"
},
"purchaser": "Mrs. Tejasvi Vishal Jadhav"
},
"isHardCopy": false,
"displayStatus": true,
"fileName":
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document_1742291272739_Draft__Agreement__TEJASVI_VISHAL_JADHAV_1.pdf",
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"createdAt": "Tue Mar 18 2025 09:47:53 GMT+0000 (Coordinated Universal Time)"
},
{
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    "value": "60af48bf2ffdf65bcd6585fa"
  },
  "attachConfig": {
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    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "from": {
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      "label": "Developers"
    },
    "Developers": "M/s. R. R. P. Builders & Developers",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Mr. Balkrishna Chokha Sagare",
    "number": {
      "value": "Document_No",
      "label": "Document No"
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    "Document_No": "554/2006"
  },
  "isHardCopy": false,
  "displayStatus": true,
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"id": "215594",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Tue Mar 18 2025 09:50:08 GMT+0000 (Coordinated Universal Time)"
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    "value": "65b4a678f9cb492acffa4b1d"
  },
  "attachConfig": {
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    "toPage": 0
  },
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    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "5271 9263 0380"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1742291490192_01Addhar_Card_Tejasvi.pdf",
  "path": "cases/67d1356f021414d63ce12f1c/
document_1742291490192_01Addhar_Card_Tejasvi.pdf",
  "id": "532735",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Tue Mar 18 2025 09:51:30 GMT+0000 (Coordinated Universal Time)"
},
{
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  },
  "attachConfig": {
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    "toPage": 0
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  "attachInReport": false,
  "inputs": {
    "remark": " in the name of Tejasvi Vishal Jadhav",
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"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "BBTPK7803G "
},
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"displayStatus": true,
"id": "925622",
"path": "cases/67d1356f021414d63ce12f1c/
document_1742291526304_02Pan_Card_Tejasvi.pdf",
"fileName": "document_1742291526304_02Pan_Card_Tejasvi.pdf"
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{
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    "label": "Commencement Certificate",
    "value": "60ae1247aa6d152c1801b2ea"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "NMMC / NRV / BP / 4355"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1742291608667_209395.pdf",
  "path": "cases/67d1356f021414d63ce12f1c/
document_1742291608667_209395.pdf",
  "id": "488193",
  "uploadedBy": "627222afafd7d55eddedd82",
  "createdAt": "Tue Mar 18 2025 09:53:28 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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"label": "Occupancy Certificate",
"value": "60ae124baa6d152c1801b2fd"
},
"attachConfig": {
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  "toPage": 0
},
"attachInReport": false,
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  "nameOfApprovingAuthority": {
    "value": "Navi_Mumbai_Municipal_Corporation.",
    "label": "Navi Mumbai Municipal Corporation."
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  }
},
"Document_No": "NMMC / SSNR / NRV / PKB - 1961 / 3361 / 04"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/67d1356f021414d63ce12f1c/
document_1742291649805_109094.pdf",
"id": "823912",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Tue Mar 18 2025 09:54:09 GMT+0000 (Coordinated Universal Time)"
},
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    "value": "60ae1258aa6d152c1801b339"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
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    "remark": " issued by R.R.P. Builders & Developers",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
}
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  "displayStatus": true,
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  "id": "999303",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Tue Mar 18 2025 09:54:56 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "014875",
"createdBy": "64abdb2806d6ec174986d16b",
"caseHistory": [
  {
    "id": "732943",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Mar 12 2025 07:19:11 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Balkrishna Chokha Sagare",
    "phone": "8104026377",
    "ownershipShare": "",
    "email": "",
    "id": "188996"
  }
],
"proposePurchasers": [
  {
    "name": "Mrs. Tejasvi Vishal Jadhav"
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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},
  "id": "556732",
  "name": "Living Room",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "153.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "153.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "84.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "84.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Kitchen",
  "length": "6.00",
  "length1": "6",
  "length2": "0",
  "width": "8.00",
  "width1": "8",
  "width2": "0",
  "totalArea": "48.00",
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"images": [],
"finalArea": "48.00",
"extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "15.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.00"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "WC",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "11.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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      "lastName": "Jadhav",
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"email": "",
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"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mrs. Tejasvi Vishal Jadhav",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant",
"reald": "",
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Passage",
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Name	Length	Width	Total
Composition :			
Living Room	17'00"	9'00"	153.00
Bedroom	12'00"	7'00"	84.00
Kitchen	6'0"	8'0"	48.00
Bathroom	3'00"	5'00"	15.00
WC	11'00"	1'00"	11.00
Passage	4'0"	3'0"	12.00
Passage	3'00"	6'00"	18.00

Other
Composition :
