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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Vitthal",
    "type": "CREDITOFFICER",
    "_id": "6526806e703d7c40db9adf56",
    "lastName": "Mane",
    "mobileNo": "",
    "workMobileNo": "8108129226",
    "email": "vitthal.mane@janasevabank.in"
  },
  "fees": {
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    "propertyValue": "7500000",
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    "expectedFees": 3750,
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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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  "displayName": "Janaseva Sahakari Bank (Borivali) LTD",
  "initial": "JSB",
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  "status": true
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  "type": "BRANCH",
  "name": "Bhayander (East) Branch",
  "email": "vitthal.mane@janasevabank.in",
  "mobileNo": "02228171617",
  "alternateMobileNo": "02228171618",
  "address": "Janki Avaneue 1st floor, phatak road, Bhayander East Thane-401105",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
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"role": "SITEENGINEER",
"firstName": "Krishna",
"email": "krishnagawade9@gmail.com",
"lastName": "Gawde",
"mobileNo": "9821646373",
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"shortName": "Krishna",
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"role": "MAKER + RATE VERIFIER + CHEAKER",
"firstName": "Shobha",
"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
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        },
        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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      {
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          "label": "FIIV"
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        "_id": "60af80072ffdf65bcd658652",
        "number": "CAT-I-F-1763"
      }
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    {
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      "number": "AM161706-3"
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      "remark": ""
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    "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": false
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    "key": "village",
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    "label": true
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  "buildingNo": {
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  "value": "",
  "label": true
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  "key": "projectName",
  "value": "Opp. Silver Park, Mira Bhayander Road",
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  "value": "",
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  "value": "",
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    "label": "Vitrified Tile Flooring"
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    "label": "Aluminium Sliding Windows with window grills"
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  "finishing": {
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
  }
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  "south": "Internal Road ",
  "east": "Building No. 22"
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "east": "Flat No. 002 ",
    "south": "Staircase",
    "west": "Marginal Space "
  },
  "asPerDocument": {
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    "south": "Details not available ",
    "west": "Details not available "
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  },
  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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    "empanelledOfApprovePlan": "N.A.",
    "unauthorizedConstruction": "",
    "extraDetailOfBuilding": "",
    "compoundWall": ""
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  "apfDetails": {
    "buildings": [],
    "compositions": []
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  "compositeRate": {
    "remark": "",
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    "depreciationRatioOfBuilding": "",
    "salvageValue": "",
    "depreciatedCostOfConstruction": "9500",
    "depreciatedBuildingRate": "2300"
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  "igrRate": {
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    "rate": "84900",
    "landRate": "37100",
    "igrImage": "cases/67d13c3e8037ced5d244f8c8/igr_1742016721876_Image.png",
    "squareMeterGuideLineRate": "80655.00",
    "squareFeetGuideLineRate": "7493.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "95",
    "depreciationPercentage": "76",
    "rate": "6522.00",
    "squareFeetGuideLineRate": "6522.00",
    "squareMeterGuideLineRate": "70202.00"
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  "outgoingDetail": {
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    "propertyTypeOfUseList": {
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      "label": "Residential Purpose"
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  },
}
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"propertyOccupiedByList": {
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  "label": "Owner Occupied"
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"taxAmount": "Rs. 8296/-",
"electricityServiceConnectionNo": "Consumer No. 900000431473 ",
"meterCardHolderName": "Shri. Ramchandra Ganpati Khutale \n",
"undividedAreaOfLandAsPerSaleDeed": "Details not available \n",
"floorSpaceIndex": "As per MBMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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    "label": "Completed"
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  "asthetikLook": {
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"value": "Plain_Looking",
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  "fullDate": "1/4/2001"
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"planningArea": {
  "value": "Residential",
  "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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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Normal"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"value": "1",
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"maintenanceOfTheBuilding": {
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"label": "Normal"
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"maintenancelssues": {
"value": "0",
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "Approx.",
"label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "36",
"ageOfBuilding": "24",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "485.00",
  "areaType": "Saleable",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67d13c3e8037ced5d244f8c8/
routeMap_1742019593326_Image.png",
    "routeLat": "19.282167",
    "routeLng": "72.872556",
    "stationName": "Mira Road ",
    "routeDistance": "2.5 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
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    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "ejhnws",
      "name": "ejhnws",
      "image": "cases/67d13c3e8037ced5d244f8c8/
routeMap_1742019467985_Image.png"
    }
  ]
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"valuation": {
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    "totalFairMarketValue": ""
  }
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},
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"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
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"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4607500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4607500.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
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"isHideFloor": false,
"status": true
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"rccPlinth": {
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
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  "isHideFloor": false,
  "status": false
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"internalPlastering": {
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
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},
"window": {
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"label": "External Painting",
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},
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"floorsCompleted": "",
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"isHideFloor": false,
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"status": false
},
"passageStaircaseLobbyDevelopment": {
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  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
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  "selectedBuildUpValue": "485.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "name":
"externalImg_1741775265938_WhatsApp_Image_20250312_at_154456_1.jpeg",
      "path": "cases/67d13c3e8037ced5d244f8c8/
externalImg_1741775265938_WhatsApp_Image_20250312_at_154456_1.jpeg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
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externallmg_1741775265905_WhatsApp_Image_20250312_at_154455_2.jpeg",
  "orientation": "portrait"
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"externallmg_1741775265914_WhatsApp_Image_20250312_at_154455.jpeg",
  "path": "cases/67d13c3e8037ced5d244f8c8/
externallmg_1741775265914_WhatsApp_Image_20250312_at_154455.jpeg",
  "orientation": "portrait"
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  "status": false,
  "_id": "67d161a2021414d63ce16aa2",
  "name":
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  "path": "cases/67d13c3e8037ced5d244f8c8/
externallmg_1741775265869_WhatsApp_Image_20250312_at_154454.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "67d161a2021414d63ce16a9b",
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  "path": "cases/67d13c3e8037ced5d244f8c8/
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  "orientation": "portrait"
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  "status": false,
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  "name":
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  "path": "cases/67d13c3e8037ced5d244f8c8/
externallmg_1741775265797_WhatsApp_Image_20250312_at_154451.jpeg",
  "orientation": "portrait"
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  "_id": "67d161a2021414d63ce16aa8",
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    "orientation": "portrait"
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    "path": "cases/67d13c3e8037ced5d244f8c8/
externallmg_1741775265938_WhatsApp_Image_20250312_at_154456_1.jpeg",
    "orientation": "portrait"
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    "path": "cases/67d13c3e8037ced5d244f8c8/
externallmg_1741775265969_WhatsApp_Image_20250312_at_154457_1.jpeg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "min": "12122.00",
    "max": "14088.00"
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  "builtUpRateRange": {
    "min": "10102.00",
    "max": "11740.00"
  },
  "saleableRateRange": {
    "min": "9334.00",
    "max": "9869.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": false
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
```



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"quantity": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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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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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"factorFavoringValue": {
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  "lessValueDetails": [],
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  "additionTotalValue": 0,
  "lessTotalValue": 0,
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  "RATE_VERIFY": false,
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  "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",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "485.00",
"empanelmentNo": [
  "36/ LOAN H.O./2016-17/232"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67d13c3e8037ced5d244f8c8",
"ownerName": "Shri. Ramchandra Ganpati Khutale ",
"ownerPhoneNo": "9167569484",
"appAddress": "Flat No 001 Ground Floor Bldg No 23 Chandresh Accord Silver park
Mira Road East Thane ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    }
  },
  "attachConfig": {
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"fromPage": 0,
"toPage": 0
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"attachInReport": false,
"inputs": {
  "documentDate": "27/01/1998",
  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "M/s. Lodha & Sanghvi Premises Pvt. Ltd.",
  "to": {
    "value": "Purchaser",
    "label": "Purchaser"
  },
  "Purchaser": "Shri. Ramchandra Ganpati Khutale ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "-"
},
"isHardCopy": false,
"displayStatus": true,
"id": "663601",
"path": "cases/67d13c3e8037ced5d244f8c8/
document_1741765651094_1741765650322_Ramchandra_khutale_agreement.pdf",
"fileName":
"document_1741765651094_1741765650322_Ramchandra_khutale_agreement.pdf"
},
{
  "documentType": {
    "label": "Electricity Bill",
    "value": "6077c791395bc80714864a30"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "900000431473 dated 29.01.2025 in the name of Shri.
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Ramchandra Ganapati Khutale issued by Tata Power"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1742016542298_754956.pdf",
  "path": "cases/67d13c3e8037ced5d244f8c8/
document_1742016542298_754956.pdf",
  "id": "493622",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Mar 15 2025 05:29:02 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "label": "Maintenance Bill",
    "value": "60ae125eaa6d152c1801b353"
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  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "20/02/2025",
    "remark": " No. 97 in the name of Shri. Ramchandra Ganapati Khutale issued by
Chandresh Accord Building No. 23 Co-Op. Hsg. Soc. Ltd",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1742016702688_239356.pdf",
  "path": "cases/67d13c3e8037ced5d244f8c8/
document_1742016702688_239356.pdf",
  "id": "667086",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Mar 15 2025 05:31:42 GMT+0000 (Coordinated Universal Time)"
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{
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    "label": "Property Tax Bill",
    "value": "60ae126aaa6d152c1801b38b"
  },
  "attachConfig": {
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"toPage": 0
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"attachInReport": false,
"inputs": {
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  "nameOfApprovingAuthority": {
    "value": "Mira_Bhayander_Municipal_Corporation",
    "label": "Mira Bhayander Municipal Corporation"
  },
  "to": {
    "value": "Purchaser",
    "label": "Purchaser"
  },
  "Purchaser": "Shri. Ramchandra Ganpati Khutale ",
  "number": {
    "value": "property_no",
    "label": "property no"
  },
  "property_no": "E190031799001"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/67d13c3e8037ced5d244f8c8/
document_1742016755913_239356.pdf",
"id": "982773",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Mar 15 2025 05:32:36 GMT+0000 (Coordinated Universal Time)"
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    "value": "60ae125faa6d152c1801b35b"
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    "toPage": 0
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  "attachInReport": false,
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    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
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    "value": "property_no",
    "label": "property no"
  },
  "property_no": "E190031799001 / 1 in the name of Shri. Ramchandra Ganpati
Khutale"
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"displayStatus": false,
"fileName": "document_1742017733121_690799.pdf",
"path": "cases/67d13c3e8037ced5d244f8c8/
document_1742017733121_690799.pdf",
"id": "473511",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Mar 15 2025 05:48:53 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "014877",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "304429",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Mar 12 2025 07:48:14 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Ramchandra Ganpati Khutale ",
    "phone": "9167569484",
    "ownershipShare": "",
    "email": "",
    "id": "336693"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "254703",
    "name": "Living Room",
    "length": "16.00",
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"length1": "16",
"length2": "00",
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"width2": "9",
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"images": [],
"extraAreas": [],
"finalArea": "140.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
  "length": "7.92",
  "length1": "7",
  "length2": "11",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
  "totalArea": "23.09",
  "images": [],
  "extraAreas": [
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        "label": "Square Feet"
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      "name": "Extra ",
      "extraAreaType": "Add",
      "length": "2.75",
      "length1": "2",
      "length2": "9",
      "width": "2.75",
      "width1": "2",
      "width2": "9",
      "totalArea": "7.56"
    }
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  "finalArea": "30.65"
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  "label": "Square Feet"
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"name": "Kitchen",
"length": "9.50",
"length1": "9",
"length2": "6",
"width": "5.83",
"width1": "5",
"width2": "10",
"totalArea": "55.42",
"images": [],
"extraAreas": [],
"finalArea": "55.42"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "27.09",
  "images": [],
  "finalArea": "27.09",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "WC",
  "length": "3.83",
  "length1": "3",
  "length2": "10",
  "width": "2.92",
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"totalArea": "11.18",
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"extraAreas": [],
"finalArea": "11.18"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
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  "extraAreas": [],
  "finalArea": "100.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Saleable",
    "squareMeterArea": "45.06",
    "totalAreaDocument": "485",
    "docBultupPercentage": "",
    "docFinalBultUp": "0.00",
    "docFinalBultUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
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"docFinalSaleableSquareMeter": "0.00",
"id": "172484"
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"images": [],
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"carpetArea": {
"area": "462.00",
"squareMeterArea": "42.92",
"expectedRate": "12121.21",
"percentage": ""
},
"builtUpArea": {
"area": "554.40",
"squareMeterArea": "51.51",
"expectedRate": "10101.01",
"percentage": "20"
},
"saleableArea": {
"area": "600",
"squareMeterArea": "55.74",
"expectedRate": "9333.33",
"percentage": ""
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"printInReport": true,
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"property": "Chandresh Accord, Mira Road",
"area": "462",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "3",
"source": "magic_bricks",
"expectedPrice": "5600000",
"expectedRate": "12121.21",
"builtUpExpectedRate": "10101.01",
"image": "cases/67d13c3e8037ced5d244f8c8/
indicator_1742015924191_Image.png",
"squareMeter": "42.92",
"id": "818742"
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"carpetArea": {
"area": "468.00",
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"squareMeterArea": "43.48",
"expectedRate": "12820.51",
"percentage": ""
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"builtUpArea": {
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  "squareMeterArea": "52.17",
  "expectedRate": "10683.76",
  "percentage": "20"
},
"saleableArea": {
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  "squareMeterArea": "56.49",
  "expectedRate": "9868.42",
  "percentage": ""
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"property": "Chandresh Accord, Mira Road",
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"expectedPrice": "6000000",
"expectedRate": "12820.51",
"builtUpExpectedRate": "10683.76",
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indicator_1742015975274_Image.png",
"squareMeter": "43.48",
"id": "122380"
},
{
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Accord Building No. 23 Co-Op. Hsg. Soc. Ltd. , Opp. Silver Park, Mira Bhayander Road,
Village - Bhayander, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107,
State - Maharashtra, Country - India",
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Name	Length	Width	Total
Composition :			
Living Room	16'00"	8'9"	140.00
Passage	7'11"	2'11"	23.09
Kitchen	9'6"	5'10"	55.42
Bathroom	6'11"	3'11"	27.09
WC	3'10"	2'11"	11.18
Bedroom	10'00"	10'00"	100.00
Other Composition :			