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{
  "typeOfReport": {
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    "RVDSValues": false
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    "type": "CREDITOFFICER",
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    "firstName": "Sanjaykumar ",
    "email": "1thane.navimumbaii@bankofindia.co.in",
    "mobileNo": "-",
    "workMobileNo": "9969207619",
    "lastName": "SHrivastav"
  },
  "fees": {
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"name": "Thane",
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400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
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"client": {
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  "initial": "BOI",
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  "status": true
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  "branchCode": "000082",
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  "name": "Thane Main Branch",
  "email": "thane.navimumbai@bankofindia.co.in",
  "mobileNo": "02225332942",
  "alternateMobileNo": "",
  "address": "1st Floor, Bank of India Building, Shivajipath, Opp. M H High School,
Thane (West), Thane - 400601, State - Maharashtra, Country - India.\n",
  "ledgerName": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "label": "Residential"
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"type": "EMPLOYEE",
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  "lastName": "Thorat",
  "mobileNo": "9422389642",
  "shortName": "ST",
  "workWithDocumentMaker": ""
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"siteEngineer": {
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  "_id": "64e5a649daae6a1c98101989",
  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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"rateVerifier": {
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordinatiion",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "role": "MAKER",
  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
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  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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        "label": "Registered Valuer"
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      {
        "title": {
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        "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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  "label": "BANK"
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  "longitude": "73.24003859325336"
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  {
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    "dateTime": "2023-10-12",
    "remark": ""
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"marketAnalysisAndRemark": {
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  "value": "1BHK",
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  "finalMeasurementType": "Sq. Ft.",
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    "key": "country",
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  "label": true
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"plotNo": {
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  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "key": "landmark",
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  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "label": true
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  "finishing": {
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  "label": "Middle Class"
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"townplanApprovedByList": {
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  "label": "Kulgaon Badlapur Municipal Council"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Internal Road",
  "south": "Internal Road / H - wing, Shaswat Park",
  "east": "Open Plot"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
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    "east": "Flat No. 303",
    "south": "Flat No. 301",
    "west": "Internal Road"
  },
  "asPerDocument": {
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"extraDetailOfProperty": "",
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"compositeRate": {
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"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "5137.5",
"depreciatedBuildingRate": "2237.5"
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"propertyName": "Residential Flat",
"rate": "47000",
"landRate": "8280",
"igrImage": "cases/65267ded703d7c40db9ad382/igr_1697113487362_Image.png",
"squareMeterGuideLineRate": "47000.00",
"squareFeetGuideLineRate": "4366.00"
},
"igrFinalRate": {
"depreciationPercentage": "93",
"rate": "4115.00",
"squareFeetGuideLineRate": "4115.00",
"squareMeterGuideLineRate": "44290.00"
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"value": "Medium",
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"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
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"propertyOccupiedByList": {
"value": "Tenant_Occupied",
"label": "Tenant Occupied"
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"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per KBNP norms",
"tenantName": "Mr. Sanjay Vakode / Rented Since – 4 Years",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "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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    "label": "Yes"
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2016",
    "fullDate": "1/1/2016"
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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"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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"label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "548.40",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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"routeStation": {
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  "label": "Railway Station"
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"routeMapImg": "cases/65267ded703d7c40db9ad382/
routeMap_1697183369649_Image.png",
"routeLat": "19.179103",
"routeLng": "73.240732",
"stationName": "Badlapur",
"routeDistance": "2.3 KM"
},
"finalLatLng": {
  "coordinates": [
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    null
  ],
  "type": "Point"
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"showLocation": {
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  "finallatLng": true
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"locationMapImg": [
  {
    "id": "9o4nd",
    "name": "9o4nd",
    "image": "cases/65267ded703d7c40db9ad382/
routeMap_1697183277363_Image.png"
  }
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"valuation": {
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "2348066.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "2348066.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
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  "status": false
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  "status": false
},
"externalPlastering": {
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  "status": false
},
"door": {
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  "isHideFloor": false,
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},
"window": {
  "label": "Window",
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  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
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"floorsCompleted": "",
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  "isHideFloor": false,
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"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "landscape"
    }
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      "path": "cases/65267ded703d7c40db9ad382/externallmg_1697087561128_1697087455278_image_2.jpeg",
      "orientation": "portrait"
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  ],
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    "status": false,

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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "orientation": "landscape"
  }
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"compositionImages": [
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    "name": "Living Room",
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    "orientation": "landscape"
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  {
    "status": false,
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    "orientation": "portrait"
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    "name": "Kitchen",
    "path": "cases/65267ded703d7c40db9ad382/
externallmg_1697087574885_1697087455278_image_7.jpeg",
    "orientation": "portrait"
  }
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  "carpetRateRange": {
    "min": "4783",
    "max": "5934"
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  "builtUpRateRange": {
    "min": "3986",
    "max": "4946"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
  },
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "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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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"status": true,
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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",
leadType": {
"label": "Lead",
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isSiteMeasurementAllowed": true,
finalValuationArea": "457.00",
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"NMZ/CrMD/SK//2019-20-113"
],
"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
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"ownerName": "Shri. Ghanshyam Vitthal Shimpi & Smt. Kalpana Ghanshyam Shimpi",
"ownerPhoneNo": "9892676266",
"fullAddress": "Residential Flat No. 302, 3rd Floor, Building No 3, Wing - A, Shree
Krishna Residency, Near Valivali Naka, Barvi Dam Road, Village - Valivali, Gut No. 69,
Hissa No. 1, 2, 3 & Gut No. 70, Hissa No. 1, Taluka - Ambernath, District - Thane,
Badlapur (West), PIN Code - 421 503, State - Maharashtra, India",
"remark": "",
"documents": [
{
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "29/06/2017",
    "from": {
      "value": "Builders_&_Developers",
      "label": "Builders & Developers"
    },
    "Builders_&_Developers": "M/s. Panchala Builders & Developers",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Shri. Ghanshyam Vitthal Shimpi & Smt. Kalpana Ghanshyam
Shimpi",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "7943/2017"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "339424",
  "path": "cases/65267ded703d7c40db9ad382/
document_1697020835339_BOM_Main_br_Ghanshyam_shimpi.pdf",
  "fileName": "document_1697020835339_BOM_Main_br_Ghanshyam_shimpi.pdf"
},
],
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{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "16/11/2015",
    "nameOfApprovingAuthority": {
      "value": "Kulgaon_Badlapur_Municipal_Council",
      "label": "Kulgaon Badlapur Municipal Council"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KBNP / NRV /BP/ 7326 / 2015 - 2016 - Unique No. 139"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "203689",
  "path": "cases/65267ded703d7c40db9ad382/
document_1697182163090_222419.pdf",
  "fileName": "document_1697182163090_222419.pdf"
}
],
"caseNumber": "004355",
"createdBy": "6430f74691d7c62df11f3f15",
"caseHistory": [
  {
    "id": "242562",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Oct 11 2023 16:20:21 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Ghanshyam Vitthal Shimpi & Smt. Kalpana Ghanshyam Shimpi",
    "phone": "9892676266",
    "ownershipShare": "",
    "email": "",
    "id": "645935"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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    "measurementType": {  
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      "label": "Square Feet"  
    },  
    "id": "637503",  
    "name": "Living Room",  
    "length": "9.00",  
    "length1": "9",  
    "length2": "00",  
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    "width1": "16",  
    "width2": "00",  
    "totalArea": "144.00",  
    "images": [],  
    "extraAreas": [],  
    "finalArea": "144.00"  
  },  
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      "label": "Square Feet"  
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    "name": "Kitchen",  
    "length": "7.00",  
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    "width1": "13",  
    "width2": "00",  
    "totalArea": "91.00",  
    "images": [],  
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    "finalArea": "91.00"  
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  {  
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      "label": "Square Feet"  
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    "name": "Bedroom",  
    "length": "13.00",  
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"length2": "00",
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"width1": "9",
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"finalArea": "117.00"
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    "label": "Square Feet"
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  "length": "2.00",
  "length1": "2",
  "length2": "0",
  "width": "4.00",
  "width1": "4",
  "width2": "0",
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  "images": [],
  "finalArea": "8.00",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "5.00",
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  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
},
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  "label": "Square Feet"
},
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"name": "WC",
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"length1": "3",
"length2": "0",
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"width2": "0",
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"images": [],
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"extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "18.00",
  "images": [],
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "",
  "length1": "5",
  "length2": "0",
  "width": "",
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"finalArea": "35.00",
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"externalReport": [],
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{
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "42.46",
  "totalAreaDocument": "457",
  "docBuiltpPercentage": "20",
  "docFinalBuiltp": "548.40",
  "docFinalBuiltpSquareMeter": "50.95",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "372360"
}
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"images": [],
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  "area": "675",
  "builtpPercentage": "0",
  "saleablePercentage": "0",
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  "areaType": "Builtp_Up",
  "source": "Nobroker.com",
  "expectedPrice": "2800000",
  "expectedRate": "4148.15",
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    "builtUpExpectedRate": "0.00",
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    "squareMeter": "62.71",
    "id": "635826"
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    "source": "Nobroker.com",
    "expectedPrice": "2700000",
    "expectedRate": "5934.07",
    "builtUpExpectedRate": "4945.05",
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    "squareMeter": "42.27",
    "id": "344253"
  },
  {
    "printlnReport": true,
    "_id": "6527e5aed040066d2c569238",
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    "area": "414",
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "source": "Index_no.2",
    "expectedPrice": "1980000",
    "expectedRate": "4782.61",
    "builtUpExpectedRate": "3985.51",
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indicator_1697113307866_Image.png",
    "squareMeter": "38.46",
    "id": "635923"
  }
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"externalImages": [
  {
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  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "65278074f29c60440818a7ec",
  "name": "externallmg_1697087552248_1697087455278_image_1.jpeg",
  "path": "cases/65267ded703d7c40db9ad382/
externallmg_1697087552248_1697087455278_image_1.jpeg",
  "orientation": "portrait"
},
{
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  "status": false,
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externallmg_1697087561128_1697087455278_image_2.jpeg",
  "orientation": "portrait"
},
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  "path": "cases/65267ded703d7c40db9ad382/
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  "orientation": "landscape"
},
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  "status": false,
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  "name": "externallmg_1697087566169_1697087455278_image_4.jpeg",
  "path": "cases/65267ded703d7c40db9ad382/
externallmg_1697087566169_1697087455278_image_4.jpeg",
  "orientation": "landscape"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
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    "_id": "65278074f29c60440818a7f0",
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externallmg_1697087568285_1697087455278_image_5.jpeg",
    "orientation": "landscape"
  },
  {
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    "status": false,
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    "path": "cases/65267ded703d7c40db9ad382/
externallmg_1697087570710_1697087455278_image_6.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65278074f29c60440818a7f2",
    "name": "externallmg_1697087574885_1697087455278_image_7.jpeg",
    "path": "cases/65267ded703d7c40db9ad382/
externallmg_1697087574885_1697087455278_image_7.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65278074f29c60440818a7f3",
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    "path": "cases/65267ded703d7c40db9ad382/
externallmg_1697087576775_1697087455278_image_8.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65278074f29c60440818a7f4",
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"email": "",
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"buildingServicesRate": "2500",
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"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
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"flatRate": "5400",
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"carpetTotal": "453",
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"builtupPercentage": "10",
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Name	Length	Width	Total
Composition :			
Living Room	9'00"	16'00"	144.00
Kitchen	7'00"	13'00"	91.00

Bedroom	13'00"	9'00"	117.00
Passage	2'0"	4'0"	8.00
Passage	5'00"	5'00"	25.00
WC	3'0"	5'0"	15.00
Bathroom	3'00"	6'00"	18.00
Toilet	5'0"	7'0"	35.00
Other Composition :			