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{
  "typeOfReport": {
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    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true
  },
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    "label": "Direct"
  },
  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "6451e352b531512773050c69"
    },
    "type": "CREDITOFFICER",
    "_id": "6451e352b531512773050c6b",
    "firstName": "Anand ",
    "lastName": "Trehan",
    "mobileNo": "",
    "workMobileNo": "7830030038",
    "email": "anand@bob.com"
  },
  "fees": {
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    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
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  "organization": {
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"name": "Mumbai",
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"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Integrated SME Loan Factory (ISMELF), Mumbai Zone\t",
  "branchCode": "",
  "mobileNo": "22-22619603\t",
  "alternateMobileNo": "",
  "email": "cpc.sme.mumbaimetros@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "3, Walchand Hirachand Marg, 3rd Floor, Ballard Pier, Mumbai - 400 001,
State - Maharashtra, Country - India.\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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"zone": {
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  "zoneName": "Mumbai Zone"
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    "type": "EMPLOYEE",
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"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
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"mobileNo": "9167204063",
"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "62ea09ea4e679b264caf07d7",
"role": "SITEENGINEER",
"firstName": "Suraj",
"email": "suraj@vastukala.org",
"lastName": "Zore",
"mobileNo": "8652448654",
"designation": "",
"shortName": "SZ",
"workWithDocumentMaker": "60092304a16fab0f2af9b0c2",
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"rateVerifier": {
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"_id": "5fc78e26625ecd20ec1f88e9",
"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"designation": ""
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"role": "MAKER",
"firstName": "Pratibha",
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"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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{
"valuersRegistrationNumber": [
{
"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
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],
"type": "EMPLOYEE",
"_id": "6084131a13f01f158c6ea1f3",
"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
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"title": {
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"label": "Wealth Tax"
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  "schedule": [],
  "visitedDate": [
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      "dateTime": "2023-11-08",
      "remark": ""
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "key": "country",
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    "label": false
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    "key": "village",
    "value": "Vihari / Khopoli",
    "label": true
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    "label": false
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
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"landmark": {
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  "key": "landmark",
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  "label": false
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"wing": {
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  "key": "wing",
  "value": "A",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "41",
  "label": true
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"hisNo": {
  "status": false,
  "name": "Hissa No.",
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"key": "hissaNo",
"value": "",
"label": true
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"CTSNo": {
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  "key": "CTSNo",
  "value": "2754 B",
  "label": true
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"blockNo": {
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  "key": "blockNo",
  "value": "",
  "label": true
},
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  "status": true,
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  "key": "selectNo",
  "value": "603",
  "label": false
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"khataNo": {
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  "value": "",
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering + POP Finish"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Khopoli Nagarparishad"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Wing = B",
    "south": "Jainam Garden",
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"west": "Details not available",
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    "east": "Lift",
    "south": "Walls",
    "west": "Staircase"
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
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"approvePlanVerified": "",
"empanelledOfApprovePlan": ""
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "10.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "5537.5",
  "depreciatedBuildingRate": "2237.5"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "39000",
  "landRate": "8140",
  "igrImage": "cases/6549ffac637db60f88b473bc/igr_1699525032170_Image.png",
  "squareMeterGuideLineRate": "40950.00",
  "squareFeetGuideLineRate": "3804.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "93",
  "rate": "3591.00",
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"squareFeetGuideLineRate": "3591.00",
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    "label": "Middle Class"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
  "monthlyRent": "11,000.00",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
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    "label": "R. C. C. Slab"
  },
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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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},
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"constructionWorkStatus": {
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  "label": "Completed"
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  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2016",
  "fullDate": "1/1/2016"
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"planningArea": {
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
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"value": "MunicipalSewerageSystem",
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"appearanceOfTheBuilding": {
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"label": "Good"
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"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenancelssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
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"yearOfConstructionAsPer": {
"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
}
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    "isSiteVisitAllowed": true,
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    "totalLifeBuilding": "60",
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    "noOfBasement": "",
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    "noOfAmenityFloors": "",
    "noOfFloors": "7",
    "flatFloorNo": "6",
    "noOfLifts": "1",
    "noOfDwellingUnitsInBuilding": "4"
  },
  "finalPlinthArea": {
    "areaType": "Built Up",
    "area": "976.80",
    "measurementType": "Sq. Ft.",
    "areaAsPer": "Carpet Area + 20%"
  },
  "routeMap": {
    "routeMapDetail": {
      "routeStation": {
        "value": "Railway_Station",
        "label": "Railway Station"
      },
      "routeMapImg": "cases/6549ffac637db60f88b473bc/
routeMap_1699533695157_Image.png",
      "routeLat": "18.789861",
      "routeLng": "73.350639",
      "stationName": "Khopoli",
      "routeDistance": "600M"
    },
    "finalLatLng": {
      "coordinates": [
        null,
        null
      ],
      "type": "Point"
    },
    "showLocation": {
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    },
    "locationMapImg": [
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        "id": "lfpm6m",
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    "name": "lfpm6m",
    "image": "cases/6549ffac637db60f88b473bc/
routeMap_1699533588024_Image.png"
  }
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "4507932.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "4507932.00"
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"outward": {
  "status": true,
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  "number": "2303470",
  "dayCount": "1",
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"monthCount": "166",
"generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "status": false
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  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "8286762827",
"fullAddress": "Residential Flat No. 603, 6th Floor, Wing - A, Alaknanda, Neelkanth
Valley Co-Op. Hsg. Soc. Ltd., Near Khopoli Railway Station, Village - Vihari / Khopoli,
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Taluka - Khalapur, District - Raigad, Khopoli, PIN Code - 410 203, State - Maharashtra, India",

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    "phone": "8286762827",
    "ownershipShare": "",
    "email": "",
    "id": "348594"
  }
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  "extraAreas": []
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  "length": "2.00",
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  "length2": "00",
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      "value": "Carpet"
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      "value": "Terrace_Area"
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "totalArea": "65.00",
    "percentageBeforeTotal": "65.00",
    "images": [],
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    "percentage": "100",
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"externalReport": [],
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "539710",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "814",
    "squareMeterArea": "75.62",
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}
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  "property": "Flat",
  "area": "436",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "Housing.Com",
  "expectedPrice": "3350000",
  "expectedRate": "7683.49",
  "builtUpExpectedRate": "6402.91",
  "image": "cases/6549ffac637db60f88b473bc/indicator_1699524912923_Image.png",
  "squareMeter": "40.51",
  "id": "677948"
},
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  "_id": "654cb1bc637db60f88b868fc",
  "property": "Flat",
  "area": "600",
  "builtUpPercentage": "20",
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  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "3800000",
  "expectedRate": "6333.33",
  "builtUpExpectedRate": "5277.78",
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  "squareMeter": "55.74",
  "id": "480309"
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{
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    "_id": "654cb1bc637db60f88b868fd",
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    "expectedPrice": "4725000",
    "expectedRate": "5250.00",
    "builtUpExpectedRate": "4375.00",
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    "squareMeter": "83.61",
    "id": "519904"
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"externalImages": [
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externalImg_r_1699453017468_1699453060397_image_0.jpg",
    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/6549ffac637db60f88b473bc/
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/6549ffac637db60f88b473bc/
externallmg_r_1699453042271_1699453060397_image_15.jpg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "externallmg_r_1699453071356_1699453120453_image_1.jpg",
    "path": "cases/6549ffac637db60f88b473bc/
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    "orientation": "portrait"
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    "status": false,
    "_id": "654b9974637db60f88b72a48",
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    "orientation": "portrait"
  },
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    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "654b9974637db60f88b72a49",
    "name": "externallmg_r_1699452979880_1699453027695_image_2.png",
    "path": "cases/6549ffac637db60f88b473bc/
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"orientation": "portrait"
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  "orientation": "portrait"
},
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  "path": "cases/6549ffac637db60f88b473bc/
externalImg_r_1699452977383_1699453027695_image_0.jpg",
  "orientation": "portrait"
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"externalDocuments": [],
"processingDocuments": [
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    "filename": "1699525069015_Calculation_2_maya.xlsx",
    "path": "cases/6549ffac637db60f88b473bc/
processingDocuments/1699525069015_Calculation_2_maya.xlsx",
    "size": "16109",
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1699525069017_reference_report.pdf",
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    "filename": "1699525070978_Summary__maya.xlsx",
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processingDocuments/1699525070978_Summary__maya.xlsx",
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"updatedAt": "2023-11-10T04:46:25.304Z",
"__v": 0,
"invoiceId": "6549ffad637db60f88b473c5",
"updatedAtBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "60af3d172ffdf65bcd6585cd",
"contactPersonName": "Mr. Deepak",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Sales Person",
"siteVisitContactNo": "9967511093",
"siteVisitDate": "2023-11-08",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Any Other Document",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 814.00",
"flatRate": "5800",
"landOtherRate": "3300",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Dining + 3 Toilet + 3
Passage + 4 Balcony",
"carpetTotal": "779",
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"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "77.00",
"otherCompositionSaleableTotal": "0.00",
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"finalBuiltupArea": "941.60",
"finalCarpetArea": "856.00",
"finalSalableArea": "1035.76",
"salablePercentage": "10",
"toBeAdded": "",
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68.00",
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"siteMeasurementRemark": "Carpet area in Sq. Ft. = 731.00\nBalcony area in Sq. Ft. =
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    "lesseeName": "",
    "leasePremium": "",
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    "remainingLeasePeriod": 0,
    "leaseDate": ""
  },
  "shopDetails": {
    "typeOfShops": null,
    "roadFacing": false,
    "mall": false
  }
}

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Name	Length	Width	Total
Composition :			
Living Room	14'0"	10'0"	140.00
Dining	3'0"	17'0"	51.00
Bedroom	9'00"	10'00"	90.00
Bedroom	10'0"	11'0"	110.00
Bedroom	10'0"	11'0"	110.00
Toilet	4'0"	7'0"	28.00
Toilet	7'0"	4'0"	28.00
Toilet	4'0"	7'0"	28.00
Passage	5'0"	8'0"	40.00

Passage	4'0"	3'0"	12.00
Passage	4'00"	3'00"	12.00
Kitchen	10'0"	7'0"	70.00
Balcony	3'0"	5'0"	15.00
Balcony	3'0"	5'0"	15.00
Balcony	3'0"	6'0"	18.00
Balcony	2'00"	6'00"	12.00
Other Composition :			
Terrace Area	13'0"	5'0"	65.00