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{
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230f50",
    "firstName": "Vishwas Mane",
    "email": "0_default_vishwas.mane@janasevabank.in",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-8779298387"
  },
  "fees": {
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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": "Janaseva Sahakari Bank",
  "displayName": "Janaseva Sahakari Bank",
  "initial": "JSB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000002",
  "type": "BRANCH",
  "name": "Borivli (West) Branch",
  "email": "jssbl@mtnl.net.in",
  "mobileNo": "28332893",
  "alternateMobileNo": "",
  "address": "Aravali Business Centre(Phhol Mahal) Ramdas Surtale Marg Off
SOdawala Lane Boriwali (West) Mumbai 4000092",
  "ledgerName": "Janseva Sahakari Bank Borivali (W)",
  "fax": "28998842",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
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    "mobileNo": "9765074720",
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          "label": "Registered Valuer"
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      "role": "VALUER",
      "firstName": "Manoj",
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    "number": "IBBI/RV/07/2018/10366"
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  {
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      "label": "FIIV"
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    "number": "CAT-I-F-1763"
  },
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    "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"value": "BANK"
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"location": {
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      "dateTime": "2024-01-02",
      "remark": "MANUAL_IN_TASK"
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    "key": "village",
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  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "value": "20",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "label": false
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"label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
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"whetherCoveredUnderAnyState": {
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"east": "Rishikesh CHSL"
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    "west": "",
    "south": "",
    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No"
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"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 273.00 Sq. Ft. (Including
Otla Area) is more than Carpet area 215.00 Sq. Ft. mentioned in the agreement
provided to us. We have considered area mentioned in the documents.",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "46600",
  "depreciatedBuildingRate": "2700"
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"igrRate": {
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  "rate": "208100",
  "landRate": "58240",
  "igrImage": "cases/658ff0b4545844510d0c7d0d/igr_1704277753757_Image.png",
  "squareMeterGuideLineRate": "208100.00",
  "squareFeetGuideLineRate": "19333.00"
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"igrFinalRate": {
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"rate": "16688.00",
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Commercial Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "33,000",
  "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 MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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    "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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  "label": "Municipal Water Supply"
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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2005",
  "fullDate": "1/1/2005"
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"planningArea": {
  "value": "Residential_cum_Commercial",
  "label": "Residential cum Commercial"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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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"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"estimatedAge": "41",
"ageOfBuilding": "19",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "13"
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"finalPlinthArea": {
"area": "258.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement For Sale"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
},
"routeMapImg": "cases/658ff0b4545844510d0c7d0d/
routeMap_1704262864635_Image.png",
"routeLat": "19.225809",
"routeLng": "72.849836",
"stationName": "Borivali",
"routeDistance": "800m"
},
"finalLatLng": {
"coordinates": [
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"latLng": true,
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"locationMapImg": [
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"valuation": {
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalpotentialValueRate": "0",
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  "realizableValuePercentage": "90",
  "bookValue": "0",
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"rateVerify": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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    "status": false
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  "externalBrickWork": {
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    "status": false
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  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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"externalPainting": {
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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  "status": true
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},
"guidelineDetails": {
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "name": "Shop",
    "path": "cases/658ff0b4545844510d0c7d0d/
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    "orientation": "landscape"
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    "status": false,
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    "orientation": "landscape"
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    "max": "52941"
  },
  "builtUpRateRange": {
    "min": "36232",
    "max": "44118"
  }
},
"detailsOfValuation": {
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    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
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    "ratePerUnit": "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",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "215.00",
"empanelmentNo": [
  "36/ LOAN H.O./2016-17/232"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "DELIVERED",
"invoices": [],
"paymentId": [],
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"ownerName": "Smt. Maltidevi Ramharash Singh",
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"ownerPhoneNo": "9869529906",
"appAddress": "Unit no 007 Ground floor Saket Co-op HSG Soc Ltd Plot no 51 T P S
Road Borivali West 400092",
"remark": "approved plan copy nahi ahe ",
"documents": [
{
  "documentType": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "inputs": {
    "documentDate": "25/09/1996",
    "from": {
      "value": "Promoter",
      "label": "Promoter"
    },
    "Promoter": "M/s. Siddhivinayak Developers",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Smt. Maltidevi Ramharash Singh",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "3070"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "675739",
  "path": "cases/658ff0b4545844510d0c7d0d/document_1703932020296_170393212
1355_Malatidevi__R_Singh_JSB_Borivali_West_Shop_7.pdf",
  "fileName": "document_1703932020296_1703932121355_Malatidevi__R_Singh_JS
B_Borivali_West_Shop_7.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "03/10/1992",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_Of_Greater_Mumbai",
      "label": "Municipal Corporation Of Greater Mumbai"
    }
  }
}
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    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "CE / 3607 / BP (WS) / AR"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1704265945287_Commencement_Certificate.pdf",
  "path": "cases/658ff0b4545844510d0c7d0d/
document_1704265945287_Commencement_Certificate.pdf",
  "id": "537830",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Wed Jan 03 2024 12:42:25 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_Of_Greater_Mumbai",
      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CHE / 8607 / BP (WS) / AR"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "297456",
  "path": "cases/658ff0b4545844510d0c7d0d/
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  "fileName": "document_1704266020307_Occupancy_Certificate.pdf"
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  "documentType": {
    "value": "60ae125eaa6d152c1801b353",
    "label": "Maintenance Bill"
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  "inputs": {
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    "documentDate": "10/10/2023",
    "remark": "No. 188 in the name of Mrs. Maltidevi issued by Saket Co-op. Hsg. Soc.
Ltd."
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1704266174971_Maintenance_Bill.pdf",
  "path": "cases/658ff0b4545844510d0c7d0d/
document_1704266174971_Maintenance_Bill.pdf",
  "id": "860960",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Wed Jan 03 2024 12:46:15 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "006024",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "519155",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Dec 30 2023 15:58:04 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Smt. Maltidevi Ramharash Singh",
    "phone": "9869529906",
    "ownershipShare": "",
    "email": "",
    "id": "310835"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "551534",
    "name": "Shop",
    "length": "18.00",
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"images": [],
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  "name": "Ovla",
  "length": "4.75",
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  "extraAreas": [],
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}
],
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      "value": "60ae1254aa6d152c1801b326"
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    "docMeasurementType": {
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      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "215",
    "squareMeterArea": "19.97",
    "docFinalBuiltUp": "258",
    "docFinalBuiltUpSquareMeter": "23.964",
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"docSaleablePercentage": "0",
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],
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  "property": "Commercial Shop",
  "area": "425",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "Housing.Com",
  "expectedPrice": "22500000",
  "expectedRate": "52941.18",
  "builtUpExpectedRate": "44117.65",
  "image": "cases/658ff0b4545844510d0c7d0d/
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  "squareMeter": "39.48",
  "id": "926405"
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{
  "printlnReport": true,
  "_id": "6595371b2fcdd54ce8da180b",
  "property": "Commercial Shop",
  "area": "460",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Housing.Com",
  "expectedPrice": "20000000",
  "expectedRate": "43478.26",
  "builtUpExpectedRate": "36231.88",
  "image": "cases/658ff0b4545844510d0c7d0d/
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  "squareMeter": "42.74",
  "id": "833138"
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{
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"property": "Commercial Shop",
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"source": "Nobroker.com",
"expectedPrice": "14800000",
"expectedRate": "44578.31",
"builtUpExpectedRate": "37148.59",
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"squareMeter": "30.84",
"id": "173226"
},
{
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "square_yards",
  "expectedPrice": "9000000",
  "expectedRate": "51428.57",
  "builtUpExpectedRate": "42857.14",
  "image": "cases/658ff0b4545844510d0c7d0d/
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  "squareMeter": "16.26",
  "id": "422736"
}
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"externalImages": [
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    "status": false,
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    "path": "cases/658ff0b4545844510d0c7d0d/
externallmg_1704256580354_IMG_20240102_163923_copy_1200x1597.jpg",
    "orientation": "portrait"
  },
  {
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    "orientation": "landscape"
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    "type": "EXTERNAL_IMAGES",
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    "name":
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    "path": "cases/658ff0b4545844510d0c7d0d/
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    "orientation": "landscape"
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    "orientation": "landscape"
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  "path": "cases/658ff0b4545844510d0c7d0d/externalDocuments/1704354303223_Valuation_Report_Maltidevi_Ramharash_Singh.pdf",
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    "label": "Final PDF Report"
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      "gstNo": "18AABCT3518Q1ZZ",
      "panNo": "ABCDE1234A",
      "email": "vastukalamumbai@vastukala.com",
      "phone": "9819670183",
      "address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E),
Mumbai - 400 093",
      "shortName": "VCIPL",
      "type": "ORGANIZATION",
      "city": "Mumbai",
      "ownerEmail": "umang@vastukala.org",
      "ownerName": "Umang Patel"
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Plot No. 51, 178, New/Current Survey No. 20, Hissa No. 7 , CTS No. 523, T.P.S. Road,
Near Jain Mandir, T.P.S. III, Village - Eksar, Borivali (West), Taluka - Borivali, District -
Mumbai Suburban, PIN - 400 092, State - Maharashtra, India",
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"finalAsPerArea": "Agreement For Sale",
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Name	Length	Width	Total
Composition :			
Shop	18'00"	12'00"	216.00
Otla	4'9"	12'00"	57.00

Other
Composition :
