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{
  "typeOfReport": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64f305f2eb1f822256e107a9",
    "firstName": "Nitin",
    "lastName": "Garale",
    "mobileNo": "",
    "workMobileNo": "8320611588",
    "email": "dbchem@bankofbaroda.com"
  },
  "fees": {
    "type": "fixed",
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    "discussWithPerson": "Nitin",
    "expectedFees": 5000,
    "quotedAmount": ""
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  "organization": {
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"name": "Mumbai",
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Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Bank Of Baroda",
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  "initial": "BOB",
  "remark": "Temp",
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"branch": {
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  "name": "Sandu Garden Branch",
  "branchCode": "",
  "mobileNo": "02225280216",
  "alternateMobileNo": "",
  "email": "dbchem@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No 1, Plot No 407, Rudraksh Building, Slta Sadan, 7th Cross Road,
Sanduwadi, CHembur, Mumbai 400071"
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"assetsClass": {
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  "value": "Commercial"
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"role": "PICKUPPERSON",
"firstName": "Ravindra",
"email": "ravindrakasare186@gmail.com",
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"mobileNo": "9167204055",
"shortName": "RBK",
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"role": "SITEENGINEER",
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"lastName": "Hodekar",
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"rateVerifier": {
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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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  "type": "EMPLOYEE",
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        "label": "Wealth Tax"
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    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
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  "key": "village",
  "value": "Chembur",
  "label": true
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  "label": false
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  "value": "",
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  "label": true
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  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": " E/8",
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  "value": "Chembur (East)",
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    "label": "R.C.C. slab"
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    "label": "Kota Stone Tile Flooring"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "south": "Load Bearing Structure / Sion Trombey Road",
    "east": "'C' Wing of Mary Land Apartment"
  },
  "asPerDocumentAgreement": {
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    "west": "Station Avenue Road",
    "south": "Sion Trombey Road",
    "east": "Seventh Road"
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}
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  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "The composition of shop is having 2 cabins + Working Area
+ Store + Toilet Block and loft area used for storage purpose.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No"
},
"compositeRate": {
  "remark": "1. As per measurement Carpet area of shop is 442.54 Sq. Ft. and loft area
is 115.58 Sq. Ft. As per Agreement Built up area is 386.00 Sq. Ft. which is considered
for valuation.<br />\n2. Height of loft is 4' hence same is not considered for valuation.
Shop used as office ",
  "depreciationPercentage": "51",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "35072",
  "depreciatedBuildingRate": "1372"
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"igrRate": {
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  "rate": "352100",
  "landRate": "114570",
  "igrImage": "cases/65b24d1ad00952122d14fd1d/igr_1706505697793_Image.png",
  "squareMeterGuideLineRate": "352100.00",
  "squareFeetGuideLineRate": "32711.00"
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"igrFinalRate": {
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  "depreciationPercentage": "66",
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"squareFeetGuideLineRate": "25208.00",
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  "propertyTypeOfUseList": {
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    "label": "Commercial Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "34,000/- Expected rental income per month ",
  "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": "Normal"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "6\" Thk. Brick Masonery"
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"label": "Municipal Water Supply"
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"constructionWorkStatus": {
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  "label": "Completed"
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  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "1990",
  "fullDate": "1/1/1990"
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"planningArea": {
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  "label": "Residential cum Commercial"
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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": "Good"
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"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
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"value": "Good",
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"protAgainstNatDis": {
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"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Good",
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"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenanceIssues": {
"value": "0",
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"visibleDamageInBuilding": {
"value": "0",
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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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"isSiteVisitAllowed": true,
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"estimatedAge": "26",
"ageOfBuilding": "34",
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"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "12"
},
"finalPlinthArea": {
  "area": "386.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65b24d1ad00952122d14fd1d/
routeMap_1706511946829_Image.png",
    "routeLat": "19.053973",
    "routeLng": "72.897261",
    "stationName": "Chembur",
    "routeDistance": "1.1 km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
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    "type": "Point"
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    "latLng": true,
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      "id": "2lxi0n",
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    "name": "2lxi0n",
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "13537792.00",
  "distressValuePercentage": "80",
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  "bookValue": "0",
  "finalValue": "13537792.00"
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"outward": {
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  "dayCount": "12",
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"monthCount": "417",
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"rateVerify": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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    "status": false
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
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"isHideFloor": false,
"status": false
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"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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>window": {
  "label": "Window",
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  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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"label": "Electrification, Plumbing, Sanitary Installation",
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"status": false
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"liftInstallation": {
"label": "Lift Installation",
"floorsCompleted": "",
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"status": false
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"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"status": false
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"externalDevelopmentFinalFinishing": {
"label": "External Development & Final Finishing",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
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"workCompleted": {
"label": "Work Completed (%)",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": true
}
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"guidelineDetails": {
"finalGuidelineValue": "9730288.00",
"selectedBuildUpValue": "386.00",
"selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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    "path": "cases/65b24d1ad00952122d14fd1d/
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    "path": "cases/65b24d1ad00952122d14fd1d/
externallmg_1706194269662_1706194393368_image_2.jpeg",
    "orientation": "portrait"
  }
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    "path": "cases/65b24d1ad00952122d14fd1d/
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    "orientation": "landscape"
  },
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    "orientation": "landscape"
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"compositionImages": [
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    "name": "Shop",
    "path": "cases/65b24d1ad00952122d14fd1d/
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    "orientation": "landscape"
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    "name": "Shop",
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    "orientation": "portrait"
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    "name": "Shop",
    "path": "cases/65b24d1ad00952122d14fd1d/
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    "orientation": "portrait"
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  "name": "Shop",
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  "orientation": "portrait"
}
]
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"indicatorRange": {
  "carpetRateRange": {
    "min": "37500",
    "max": "50000"
  },
  "builtUpRateRange": {
    "min": "31250",
    "max": "45455"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "isEditable": true
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    "status": true,
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"isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "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": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
}
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},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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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": {
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  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "386.00",
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
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"invoices": [],
"paymentId": [],
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"ownerPhoneNo": "0000000000",
"appAddress": "office no. E 8 Maryland Ground floor D. k sandu marg chempur",
"remark": "bankar nitin Garale",
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      "label": "Agreement For Transfer"
    },
    "inputs": {
      "documentDate": "01/11/2002",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Ajeet Parasram Budhwani",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Neena Pravin Thakkar"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "785778",
    "path": "cases/65b24d1ad00952122d14fd1d/
document_1706183949538_1706184075567_null.pdf",
    "fileName": "document_1706183949538_1706184075567_null.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "06/04/1990",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_Of_Greater_Mumbai",
        "label": "Municipal Corporation Of Greater Mumbai"
      },
      "number": {
        "value": "No",
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    "label": "No"
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  "No": "2804 / BPES / M"
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"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Mon Jan 29 2024 13:01:06 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "006588",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "412049",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jan 25 2024 17:29:22 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Neena Pravin Thakkar",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "629436"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "825376",
    "name": "Shop",
    "length": "46.58",
    "length1": "46",
    "length2": "7",
    "width": "9.50",
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"width1": "9",
"width2": "6",
"totalArea": "442.54",
"images": [],
"extraAreas": [],
"finalArea": "442.54"
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"otherComposition": [
{
"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Loft",
"value": "Loft"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"length1": "9",
"length2": "6",
"length": "9.50",
"width1": "12",
"width2": "2",
"width": "12.17",
"totalArea": "115.58",
"percentageBeforeTotal": "115.58",
"images": [],
"extraAreas": [],
"percentage": "100",
"finalArea": "115.58"
}
],
"externalReport": [],
"documentPerArea": [
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"typeOfDocument": {
"label": "Agreement For Sale",
"value": "60ae1254aa6d152c1801b326"
},
"docMeasurementType": {
"value": "Square_Feet",
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  },
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  "squareMeterArea": "35.86",
  "totalAreaDocument": "386",
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  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "387010"
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"images": [],
"indicatorArr": [
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    "property": "Shop",
    "area": "88",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
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    "areaType": "Built_Up",
    "source": "https://www.99acres.com/",
    "expectedPrice": "4000000",
    "expectedRate": "45454.55",
    "builtUpExpectedRate": "4000000",
    "image": "cases/65b24d1ad00952122d14fd1d/
indicator_1706505365262_Image.png",
    "squareMeter": "8.18",
    "id": "778257"
  },
  {
    "printlnReport": true,
    "_id": "65b735e6e1e7bf61f3d10d18",
    "property": "Shop",
    "area": "300",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "0",
    "source": "magic_bricks",
    "expectedPrice": "14700000",
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    "builtUpExpectedRate": "40833.33",
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    "squareMeter": "27.87",
    "id": "141851"
  },
  {
    "printlnReport": true,
    "_id": "65b737d0e1e7bf61f3d1192f",
    "property": "Shop",
    "area": "400",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "source": "https://www.99acres.com/",
    "expectedPrice": "15000000",
    "expectedRate": "37500.00",
    "builtUpExpectedRate": "31250.00",
    "image": "cases/65b24d1ad00952122d14fd1d/
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    "squareMeter": "37.16",
    "id": "205755"
  }
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    "orientation": "portrait"
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    "path": "cases/65b24d1ad00952122d14fd1d/
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  {

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externallmg_1706194215868_1706194339732_image_2.jpeg",
    "orientation": "landscape"
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    "path": "cases/65b24d1ad00952122d14fd1d/
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    "orientation": "landscape"
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    "name": "externallmg_1706194218191_1706194339732_image_5.jpeg",
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    "orientation": "landscape"
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    "name": "externallmg_1706194219045_1706194339732_image_6.jpeg",
    "path": "cases/65b24d1ad00952122d14fd1d/
externallmg_1706194219045_1706194339732_image_6.jpeg",
    "orientation": "landscape"
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externallmg_1706194219802_1706194339732_image_7.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_1706194220920_1706194339732_image_8.jpeg",
    "path": "cases/65b24d1ad00952122d14fd1d/
externallmg_1706194220920_1706194339732_image_8.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65b2752ef9cb492acff97953",
    "name": "externallmg_1706194221696_1706194339732_image_9.jpeg",
    "path": "cases/65b24d1ad00952122d14fd1d/
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    "orientation": "portrait"
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  {
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    "status": false,
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    "name": "externallmg_1706194268621_1706194393368_image_0.jpeg",
    "path": "cases/65b24d1ad00952122d14fd1d/
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    "orientation": "landscape"
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    "path": "cases/65b24d1ad00952122d14fd1d/
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    "orientation": "landscape"
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  {
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    "status": false,
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    "orientation": "landscape"
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    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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    "orientation": "portrait"
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Chembur, Municipality Ward No. M, Chembur (East), Taluka - Kurla, District - Mumbai
Suburban, PIN - 400 071, State - Maharashtra, India",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Shop	46'7"	9'6"	442.54
Other Composition :			
Loft	9'6"	12'2"	115.58