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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "65d599a0cf7ad63a0af8dfc4",
    "firstName": "Shiwali",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "9930681612",
    "email": "mcc8136@pnb.co.in"
  },
  "fees": {
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    "expectedFees": 322.562,
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1812",
  "type": "BANK",
  "name": "Punjab National Bank",
  "displayName": "Punjab National Bank",
  "initial": "PNB",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
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  "email": "mcc8136@pnb.co.in",
  "fax": "",
  "ledgerName": "",
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  "address": "Soham Plaza,Manpada Junction,Ghodbunder Road Thane West
-400610\n"
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  "label": "Land & Building / Immovable Property"
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  "label": "Industrial",
  "value": "Industrial"
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  "role": "PICKUPPERSON",
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  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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"siteEngineer": {
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  "lastName": "Bhagat",
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  "shortName": "Vaibhav",
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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},
"maker": {
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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",
      "registrationNo": [
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            "value": "Wealth_Tax",
            "label": "Wealth Tax"
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  "finalMeasurementType": "Sq. Ft.",
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    "label": false
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  "value": "Off. Western Express Highway ",
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  "value": "",
  "label": false
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  "value": "B",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "value": "2971/D",
  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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"flatSpecifications": {
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    "value": "VerifiedTileFlooring"
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  "doors": {
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    "label": "MS Rolling Shutter"
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  "windows": {
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    "label": "Wooden frame openable window"
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    "value": "Concealed_plumbing_with_C.P._fittings._Concealed_Electrical_wiring"
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  "finishing": {
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    "value": "Cement_Plastering_with_POP_Finished"
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  "ownership": {
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    "value": "MiddleClass"
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  "townplanApprovedByList": {
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    "value": "MCGM"
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  "whetherCoveredUnderAnyState": {
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  "north": "Open Plot ",
  "west": "Timber Green Park CHSL",
  "south": "Internal Road",
  "east": "Ketkipada Road "
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"asPerDocumentAgreement": {
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  "east": "Details not available "
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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 available it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": "N.A"
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"compositeRate": {
  "remark": "As there are no permission documents are available for the Mezzanine Floor, it is not considered for the purpose of valuation. For the purpose of valuation, we have considered the area as per Agreement For Sale",
  "depreciationPercentage": "30",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "22160",
  "depreciatedBuildingRate": "1960"
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  "squareMeterGuideLineRate": "116520.00",
  "squareFeetGuideLineRate": "10825.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "80",
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  "squareFeetGuideLineRate": "9487.00",
  "squareMeterGuideLineRate": "102116.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "value": "Industrial"
  },
  "propertyOccupiedByList": {
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    "value": "Owner_Occupied"
  },
  "monthlyRent": "N.A",
  "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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    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
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    "value": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "value": "1"
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"maintenanceOfTheBuilding": {
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  "value": "1",
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"provisionOfFirefighting": {
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  "label": "Yes"
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  "value": "ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "40",
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"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "3",
"flatFloorNo": "1",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "13"
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"finalPlinthArea": {
  "area": "512.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Metro Station"
    }
  },
  "routeMapImg": "cases/65d87c5edf99cf0e735dbffe/
routeMap_1710747958889_Image.png",
  "routeLat": "19.255758",
  "routeLng": "72.873267",
  "stationName": "Dahisar East ",
  "routeDistance": "1.00 Km. "
},
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  "coordinates": [
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  "type": "Point"
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  {
    "id": "qa68sg",
    "name": "qa68sg",
    "image": "cases/65d87c5edf99cf0e735dbffe/
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  }
]
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"finaltotal": "9462320.00",
"distressValuePercentage": "80",
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"bookValue": "6660000.00",
"finalValue": "9462320.00",
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    "label": "Agreement for sale"
  },
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  "displayStatus": true,
  "id": "630173",
  "path": "cases/65d87c5edf99cf0e735dbffe/
document_1708686403853_.1708686559494_Amit_Vyas_113",
  "fileName": "document_1708686403853_.1708686559494_Amit_Vyas_113",
  "documentDate": "16/12/2020",
  "amount": "65,00,000.00",
  "from": {
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    "label": "Transferor"
  },
  "Transferor": "Mrs. Harsh Kirti Shah & Mr. Milan Kirti Shah ",
  "to": {
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    "label": "Transferee"
  },
  "Transferee": "M/s. Western Fabrications ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "8646 / 2020"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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"percentage": "0.00",
"isHideFloor": false,
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"rccPlinth": {
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  "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
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  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
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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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  "status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "status": false
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"workCompleted": {
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  "selectedBuildUpValue": "512.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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    }
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  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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  "name": "Working Area",
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    "name": "Working Area",
    "path": "cases/65d87c5edf99cf0e735dbffe/
externallmg_1709150534036_image.jpeg",
    "orientation": "landscape"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "30337"
  },
  "builtUpRateRange": {
    "min": "18519",
    "max": "25281"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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}
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
},
"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "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": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
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"PAYMENT_COLLECT": false,
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"isSiteMeasurementAllowed": true,
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"empanelmentNo": [
  "REF:ZO: SAMD:1138"
],
"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentIds": [],
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"paymentId": [],
"ownerName": "M/s. Western Fabrications ",
"ownerPhoneNo": "9820549909",
"appAddress": "unit no 113, bldg no B , first floor, diamond industrial estate no 2 co
operative premises society Ltd, ketki pada, Dahisar East ",
"remark": "contact person - Vyas ",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "amount": "65,00,000.00",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mrs. Harsh Kirti Shah & Mr. Milan Kirti Shah ",
      "to": {
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        "label": "Transferee"
      },
      "Transferee": "M/s. Western Fabrications ",
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},
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"fileName": "document_1708686403853_.1708686559494_Amit_Vyas_113"
},
{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "28/09/2004",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / 9217 / BP (WS) / AR"
  },
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  "displayStatus": false,
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  "path": "cases/65d87c5edf99cf0e735dbffe/
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  "fileName": "document_1708686420358_.1708686575816_Unit_113"
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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    "label": "Municipal Corporation of Greater Mumbai"
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  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CHE / 9217 / BP (WS) / AP / AR"
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"displayStatus": false,
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Mar 18 2024 12:35:50 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "007198",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "817690",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 23 2024 16:37:10 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Western Fabrications ",
    "phone": "9820549909",
    "ownershipShare": "",
    "email": "",
    "id": "559818"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
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      "value": "Saleable"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    }
  }
]
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    },
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    "area": "422",
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    "providedByContactNo": "9820549909"
  }
],
"composition": [
  {
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      "value": "Square_Feet"
    },
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    "name": "Working Area",
    "length": "422.00",
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    "length2": "00",
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    "width1": "1",
    "width2": "00",
    "totalArea": "422.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "422.00"
  }
],
"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Mezzanine",
      "value": "Mezzanine"
    },
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
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    "length1": "336",
    "length2": "00",
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"width2": "00",
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"finalArea": "336",
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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"
  },
  "id": "808402",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "427",
  "squareMeterArea": "39.67",
  "docFinalBuiltUp": "512.4",
  "docFinalBuiltUpSquareMeter": "47.604",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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  "property": "Unit",
  "area": "900",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "20000000",
}
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"expectedRate": "22222.22",
"builtUpExpectedRate": "18518.52",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "Index_no.2",
  "expectedPrice": "10304000",
  "expectedRate": "23000.00",
  "builtUpExpectedRate": "19166.67",
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  "squareMeter": "41.62",
  "id": "515593"
},
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  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "source": "https://www.99acres.com/",
  "expectedPrice": "22500000",
  "expectedRate": "25280.90",
  "builtUpExpectedRate": "22500000",
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  "squareMeter": "82.68",
  "id": "573094"
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  {
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    "path": "cases/65d87c5edf99cf0e735dbffe/
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    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "_id": "65df91af9a876858ab31a036",
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    "path": "cases/65d87c5edf99cf0e735dbffe/
externalImg_1709150524260_image.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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    "name": "externalImg_1709150524988_image.jpeg",
    "path": "cases/65d87c5edf99cf0e735dbffe/
externalImg_1709150524988_image.jpeg",
    "orientation": "landscape"
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    "name": "externalImg_1709150526896_image.jpeg",
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  {
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    "status": false,
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    "path": "cases/65d87c5edf99cf0e735dbffe/
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    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
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    "name": "externallmg_1709150529333_image.jpeg",
    "path": "cases/65d87c5edf99cf0e735dbffe/
externallmg_1709150529333_image.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/65d87c5edf99cf0e735dbffe/
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    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/65d87c5edf99cf0e735dbffe/
externallmg_1709150534036_image.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
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"orientation": "portrait"
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  "orientation": "landscape"
},
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externallmg_1709150546408_image.jpeg",
  "orientation": "landscape"
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No. 2 Co-Op. Promises. Soc. Ltd. , CTS No. 2971/D, Ketkipada Road , Off. Western
Express Highway , Village - Dahisar , Dahisar (East), Taluka - Borivali , District -
Mumbai Suburban , Mumbai Suburban , PIN - 400 068, State - Maharashtra, Country -
India",
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"email": "",
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Ft. = 336.00\n\n",
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Name	Length	Width	Total
Composition :			
Working Area	422'00"	1'00"	422.00
Other Composition :			
Mezzanine	336'00"	1'00"	336.00