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{
  "typeOfReport": {
    "label": "Single Flat",
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    "RVDSValues": true,
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    "type": "CREDITOFFICER",
    "_id": "64645e68ee6a9735bf790e71",
    "firstName": "Rajnessh ",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9167940785",
    "email": "bmmsro0618@centralbank.co.in"
  },
  "fees": {
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    "expectedFees": 9000,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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"client": {
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  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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  "name": "Malad West Branch\t",
  "branchCode": "",
  "mobileNo": "0222891551\t02228821375",
  "alternateMobileNo": "",
  "email": "bmmsro0618@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Vishnu Bhawan,Anand Road, Opp, Malad Railway Station, Malad west
Mumbai-400064\n"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
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"firstName": "Deepak ",
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"lastName": "Jain ",
"mobileNo": "9022815908",
"designation": "",
"shortName": "DJ",
"workWithDocumentMaker": ""
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    "lastName": "Patil",
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    "designation": "",
    "shortName": "P",
    "workWithDocumentMaker": "",
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  },
  "checker": {
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    "lastName": "Khedekar",
    "shortName": "NK",
    "email": "nitesh.khedekar@vastukala.org",
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    "mobileNo": "8369040652",
    "role": "MAKER + RATE VERFIER + CHEAKER",
    "type": "EMPLOYEE",
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    {
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      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
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      "lastName": "Chalikwar",
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    "number": "IBBI/RV/07/2018/10366"
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      "label": "FIIV"
    },
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    "number": "CAT-I-F-1763"
  },
  {
    "title": {
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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"fatherName": "Baburao"
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"value": "BANK"
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  "coordinates": [
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    19.213747486572824
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  "visitedDate": [
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      "dateTime": "2024-04-16",
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    "key": "village",
    "value": "Kandivali",
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  "value": "",
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  "value": "",
  "label": false
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  "value": "D",
  "label": true
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  "value": "",
  "label": false
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  "label": true
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  "value": "128 (Part), 128A/33",
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  "label": true
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  "key": "selectNo",
  "value": "1403/A & 1403/B",
  "label": false
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  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "label": false
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  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 400 067",
  "label": false
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  "key": "suburb",
  "value": "Kandivali (West), Mumbai",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  }
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  "label": "Teak Wood Door frame with Solid flush door"
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  "label": "Powder coated Aluminum sliding windows"
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"fittings": {
  "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering"
}
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"general": {
  "ownership": {
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    "label": "Proposed Purchaser - Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "east": "JS Tower"
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  "asPerDocumentAgreement": {

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    "south": "",
    "east": ""
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    "west": "",
    "south": "",
    "east": ""
  },
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  "title": "Boundaries of The Flat"
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    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not
verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
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"documentsBuildingBoundaries": [],
},
"compositeRate": {
  "remark": "As per inspection, two flats are internally amalgamated to form a single flat. The composition of amalgamated flat is 3 Bedrooms + Living Room + Dining + Kitchen + 3 Toilets. Flat Nos. D/1403A & D/1403B are internally amalgamated with single entrance. For the purpose of valuation, we have considered area as per Agreement for Sale only.\n",
  "depreciationPercentage": "27",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "27390",
  "depreciatedBuildingRate": "2190"
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"igrRate": {
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  "rate": "144550",
  "landRate": "66170",
  "igrImage": "cases/6618fd5253f88c65a60c5950/igr_1713790179320_Image.png",
  "squareMeterGuideLineRate": "159005.00",
  "squareFeetGuideLineRate": "14772.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "75",
  "rate": "12616.00",
  "squareMeterGuideLineRate": "135796.00",
  "squareFeetGuideLineRate": "12616.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "60,000/- Expected rental income per month",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt + Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2006",
    "fullDate": "1/1/2006"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
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"value": "Normal",
"label": "Normal"
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "42",
"ageOfBuilding": "18",
"noOfBasement": "",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "20",
"flatFloorNo": "14",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "1279.20",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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"routeMapDetail": {
  "routeStation": {
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    "label": "Metro Station"
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routeMap_1713808977064_Image.jpeg",
  "routeLat": "19.213075",
  "routeLng": "72.839792",
  "stationName": "Kandivali West",
  "routeDistance": "550 Mt."
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
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"locationMapImg": [
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    "id": "g305p6",
    "name": "g305p6",
    "image": "cases/6618fd5253f88c65a60c5950/
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  }
],
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"status": false
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]
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    "orientation": "portrait"
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    "orientation": "landscape"
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]
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      "orientation": "portrait"
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      "name": "Living Room",
      "path": "cases/6618fd5253f88c65a60c5950/
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  {
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    "name": "Living Room",
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    "orientation": "portrait"
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    "max": "28572.00"
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  "builtUpRateRange": {
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    "max": "23810.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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    "isEditable": false
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"isEditable": true
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"status": true,
"isEditable": false
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "66276e3a87da884a83a72076"
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"invoices": [],
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Chirangi R. Modi",
"ownerPhoneNo": "9833098531",
"appAddress": "FLAT NO A-1403 & B-1403 WING-D PANCHSHEEL HEIGHTS C&D
CHS LTD PANCHSHEEL ENCLAVE DAHANUKARWADI KANIDVALI WEST MUMBAI
400067",
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KARNA HAI 8660228557",
"documents": [
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      "label": "Agreement For Sale"
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    "inputs": {
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      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "Conwood Agencies Pvt. Ltd.",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Rohit P. Modi, Mr. Pratap M. Modi, Mrs. Niranjana P. Modi & Mrs.
Chirangi R. Modi",
      "number": {
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        "label": "Document No"
      }
    }
  }
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},
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    "value": "60ae1254aa6d152c1801b326"
  },
  "inputs": {
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    "from": {
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      "label": "Developers"
    },
    "Developers": "Conwood Agencies Pvt. Ltd.",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Mr. Rohit P. Modi, Mr. Pratap M. Modi, Mrs. Niranjana P. Modi & Mrs.
Chirangi R. Modi",
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      "label": "Document No"
    }
  },
  "Document_No": "7640/2004"
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  "fileName": "document_1712913669832_1712913453163_B1403_wing_D.pdf"
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  },
}
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  "to": {
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Mr. Dhaval Balwantrai Mehta & Ms. Shital Dhaval Mehta"
},
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  "displayStatus": false,
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  "path": "cases/6618fd5253f88c65a60c5950/
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  "uploadedBy": "6006d4ce5080a310ac1fdcf2",
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
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    "value": "Document_No",
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  "Document_No": "CHE / 8724 / BP (WS) / AP /AR"
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"id": "427660",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Tue Apr 23 2024 00:18:43 GMT+0530 (India Standard Time)"
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{
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    "label": "Society Share Certificate"
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  "inputs": {
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    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Mr. Rohit P. Modi, Mr. Pratap M. Modi, Mrs. Niranjana P. Modi & Mrs.
Chirangi R. Modi",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "241"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/6618fd5253f88c65a60c5950/
document_1713812089776_155486.pdf",
  "id": "964374",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Apr 23 2024 00:24:49 GMT+0530 (India Standard Time)"
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    "label": "Society Share Certificate"
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},
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  },
  "purchaser": "Mr. Rohit P. Modi, Mr. Pratap M. Modi, Mrs. Niranjana P. Modi & Mrs. Chirangi R. Modi ",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "242"
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/6618fd5253f88c65a60c5950/document_1713812144015_126788.pdf",
"id": "982599",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Tue Apr 23 2024 00:25:44 GMT+0530 (India Standard Time)"
},
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  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "13/10/2006",
    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / 8724 / BP (WS) / AR"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/6618fd5253f88c65a60c5950/document_1719555824238_OC_COPY_PANCHSHEEL_HEIGHT.pdf",
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"id": "898929",
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}
],
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"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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" id": "965281",
" title": "Create Lead",
" description": "Create Lead",
" datetime": "Fri Apr 12 2024 14:52:26 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
" name": "Mr. Rohit P. Modi, Mr. Pratap M. Modi, Mrs. Niranjana P. Modi & Mrs. Chirangi R. Modi",
" phone": "9833098531",
" ownershipShare": "",
" email": "",
" id": "593536"
}
],
"proposePurchasers": [
{
" name": "Mr. Dhaval Balwantrai Mehta & Ms. Shital Dhaval Mehta",
" phone": "",
" email": "",
" ownershipShare": ""
}
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" value": "Square_Feet",
" label": "Square Feet"
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" length": "1.83",
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" length2": "10",
" width": "9.83",
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    "label": "Square Feet"
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  "name": "Passage",
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  "length1": "18",
  "length2": "4",
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  "width1": "12",
  "width2": "00",
  "totalArea": "220.00",
  "images": [],
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  "finalArea": "220.00"
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    "label": "Square Feet"
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  "name": "Dining",
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  "width1": "12",
  "width2": "3",
  "totalArea": "90.85",
  "images": [],
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  "length": "3.67",
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  "width1": "4",
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    "label": "Square Feet"
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  "length1": "7",
  "length2": "4",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "31.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "31.17"
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  "length2": "2",
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  "width2": "4",
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  "extraAreas": [],
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    "label": "Square Feet"
  },

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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.58",
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  "width": "13.50",
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  "width2": "6",
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  "length2": "4",
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  "width1": "7",
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  "width2": "4",
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  "images": [],
  "extraAreas": [],
  "finalArea": "139.50"
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  "name": "Toilet",
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  "length1": "4",
  "length2": "5",
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  "width2": "5",
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  "extraAreas": [],
  "finalArea": "37.17"
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"totalAreaDocument": "1066",
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"docFinalBUILTUP": "1279.20",
"docFinalBUILTUPSquareMeter": "118.84",
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      "expectedRate": "23025.56",
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"floor": "",
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"expectedPrice": "13000000.00",
"expectedRate": "27630.77",
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"image": "cases/6618fd5253f88c65a60c5950/
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    "squareMeterArea": "45.62",
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    "percentage": "20",
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  "area": "491",
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
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"id": "532233"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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},
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  "orientation": "portrait"
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  "orientation": "portrait"
},
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  "path": "cases/6618fd5253f88c65a60c5950/
externallmg_1713331114492_IMG_20240416_130055__01.jpg",
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},
}
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  "path": "cases/6618fd5253f88c65a60c5950/
externallmg_1713331114498_IMG_20240416_130058.jpg",
  "orientation": "portrait"
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  "status": false,
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  "name": "externallmg_1713331114503_IMG_20240416_130112.jpg",
  "path": "cases/6618fd5253f88c65a60c5950/
externallmg_1713331114503_IMG_20240416_130112.jpg",
  "orientation": "portrait"
},
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  "path": "cases/6618fd5253f88c65a60c5950/
externallmg_1713331114507_IMG_20240416_130114.jpg",
  "orientation": "portrait"
},
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  "path": "cases/6618fd5253f88c65a60c5950/
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    "orientation": "portrait"
  },
  {
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    "path": "cases/6618fd5253f88c65a60c5950/
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    "orientation": "portrait"
  },
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    "orientation": "portrait"
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    "path": "cases/6618fd5253f88c65a60c5950/
externallmg_1713331149874_IMG_20240416_131029.jpg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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  "orientation": "portrait"
},
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  "status": false,
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  "orientation": "portrait"
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  "status": false,
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  "path": "cases/6618fd5253f88c65a60c5950/
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  "orientation": "portrait"
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externallmg_1713331149889_IMG_20240416_131301.jpg",
  "orientation": "portrait"
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  "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "path": "cases/6618fd5253f88c65a60c5950/
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Heights C & D Co-op. Hsg. Soc. Ltd., Sector V, Dahanukar Wadi, Mahavir Nagar,
Village - Kandivali, Kandivali (West), Mumbai, Taluka - Borivali, District - Mumbai
Suburban District, PIN Code - 400 067, State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Living Room	1'10"	9'10"	18.03
Passage	18'4"	12'00"	220.00
Dining	9'10"	11'6"	113.08
Passage	11'5"	3'7"	40.91
Kitchen	7'5"	12'3"	90.85
Passage	3'8"	4'8"	17.11
Toilet	7'4"	4'3"	31.17
Bedroom	16'2"	11'4"	183.22
Toilet	5'2"	9'0"	46.50
Bedroom	10'7"	13'6"	142.87
Passage	2'4"	7'9"	18.08
Bedroom	13'6"	10'4"	139.50
Toilet	4'5"	8'5"	37.17
Other Composition :			