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{
  "typeOfReport": {
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    "label": "Shop"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
    "value": "Bank_Loan",
    "label": "Bank Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "662b86888fac276294a8c7e7"
    },
    "type": "CREDITOFFICER",
    "_id": "662b86888fac276294a8c7e9",
    "firstName": "Deepak ",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "8408951599",
    "email": "juinag@bankofbaroda.com"
  },
  "fees": {
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    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
  },
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "662b86888fac276294a8c7e7",
  "name": "Juinagar Branch",
  "branchCode": "",
  "mobileNo": "02227755619",
  "alternateMobileNo": "02227755621",
  "email": "juinag@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Bhakti Residancey, Shop No 1 to 4, Plot No 6, Sector 11, Opp Jui Nagar
Railway Station Jui Nagar, 400705"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
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  "zoneName": "Mumbai Zone"
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"staff": {
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvantha",
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  "lastName": "Kuperkar",
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    "valuersRegistrationNumber": [
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        "label": "Wealth Tax"
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    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
    "registrationNo": [
      {
        "title": {
          "value": "Wealth_Tax",
          "label": "Wealth Tax"
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  "label": "BANK"
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  "longitude": "73.00398867171602"
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"geo": {
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  "schedule": [],
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      "dateTime": "2024-04-23",
      "remark": "MANUAL_IN_TASK"
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"compositionFlatType": {
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    "label": true
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Sanpada",
    "label": true
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  "value": "Navi Mumbai",
  "label": false
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  "value": "",
  "label": true
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"taluka": {
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  "value": "Thane",
  "label": true
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"plotNo": {
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  "key": "plotNo",
  "value": "265",
  "label": true
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  "key": "buildingName",
  "value": "Shree Ganesh Co.-Op. Hsg. Soc. Ltd",
  "label": false
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"label": true
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  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "name": "Landmark",
  "key": "landmark",
  "value": "Juipada, Near Railway Phatak, Juinagar",
  "label": false
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"wing": {
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  "name": "Wing",
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  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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"oldSurveyNumber": {
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
  "status": false,
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "value": "5",
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"flooring": {
"value": "VerifiedTileFlooring",
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"doors": {
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"label": "MS Rolling Shutter"
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"windows": {
"value": "N.A.",
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"fittings": {
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"label": "Concealed Electrification"
},
"finishing": {
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"label": "Cement Plastering"
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"populationGroupList": {
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"townplanApprovedByList": {
"value": "NMMC",
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"whetherCoveredUnderAnyState": {
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"asPerActualAgreement": {
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"north": "Siddhivinayak Building",
"west": "Aniruddha Landmark Tower",
"south": "Narmada CHSL",
"east": "Gaondevi Marg"
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"asPerDocumentAgreement": {
  "north": "Plot No. 264",
  "west": "22 Mtrs. Wide Road",
  "south": "Plot No. 266",
  "east": "10 Mtrs. Wide Road"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
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    "east": "Details not available",
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    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "+ Toilet + Loft Area & Loft height is 2.89 ft.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
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  "depreciationPercentage": "34.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "29137.5",
  "depreciatedBuildingRate": "1637.5"
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"igrRate": {
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  "rate": "122100",
  "landRate": "37500",
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  "squareMeterGuideLineRate": "122100.00",
  "squareFeetGuideLineRate": "11343.00"
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"igrFinalRate": {
  "floorRatePercentage": "100",
  "depreciationPercentage": "77",
  "rate": "9536.00",
  "squareFeetGuideLineRate": "9536.00",
  "squareMeterGuideLineRate": "102642.00"
},
"outgoingDetail": {
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    "label": "Shop"
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  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant 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 NMMC norms",
  "tenantName": "Aroma Chai & Snacks Cafe",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2001",
    "fullDate": "1/1/2001"
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  "planningArea": {
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    "label": "Commercial"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
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  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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"value": "Good",
"label": "Good"
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"materialUsedList": {
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"structuralSafety": {
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"label": "Good"
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"protAgainstNatDis": {
"value": "Information_not_available",
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"label": "Connected to Municipal Sewerage System"
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"walls": {
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"label": "Yes"
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},
"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenanceIssues": {
"value": "0",
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
"value": "Information_not_available",
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"provisionOfFirefighting": {
  "value": "Information_not_available",
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"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "37",
"ageOfBuilding": "23",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "248.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Conveyance Deed"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/66262e057e1d7332c884bab5/
routeMap_1714370042773_Image.png",
    "routeLat": "19.052738",
    "routeLng": "73.016478",
    "stationName": "Jui Nagar",
    "routeDistance": "300 M"
  },
  "finalLatLng": {
    "coordinates": [
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    null,
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  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
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  {
    "id": "kqr81n",
    "name": "kqr81n",
    "image": "cases/66262e057e1d7332c884bab5/
routeMap_1714369955853_Image.png"
  }
]
},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"finaltotal": "7226224.00",
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"outward": {
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  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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    "floorsCompleted": "",
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    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "percentage": "0.00",
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    "status": false
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"passageStaircaseLobbyDevelopment": {
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    "orientation": "portrait"
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"compositionImages": []
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    "min": "27601.00",
    "max": "42425.00"
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  "builtUpRateRange": {
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    "max": "35354.00"
  },
  "saleableRateRange": {
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    "max": "20797.00"
  }
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "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
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"status": true,
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"paymentIds": [],
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"ownerName": "Mr. Rajendrakumar Jain & Mrs. Lalitakumari Jain",
"ownerPhoneNo": "8299009570",
"fullAddress": "Commercial Shop No. 5, Ground Floor, Shree Ganesh Co.-Op. Hsg.
Soc. Ltd, Juipada, Near Railway Phatak, Juinagar, Plot No. 265, Sector 23, Village -
Sanpada, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 705, State -
Maharashtra, India",
"remark": "",
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      "label": "Conveyance Deed"
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    "inputs": {
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Mr. Santosh Motiram Gupta & Smt. Kaushalya Motiram Gupta",
      "to": {
        "value": "transferee",
        "label": "transferee"
      },
      "transferee": "Mr. Rajendrakumar Jain & Mrs. Lalitakumari Jain"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/66262e057e1d7332c884bab5/
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  },
  "inputs": {
    "documentDate": "06/07/2001",
    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "NMMC / NRV / BP / 2497"
},
"isHardCopy": false,
"displayStatus": true,
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"createdAt": "Mon Apr 29 2024 10:45:56 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1258aa6d152c1801b33a",
    "label": "No Objection Certificate "
  },
  "inputs": {
    "documentDate": "11/11/2014",
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      "label": "SOCIETY"
    }
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"id": "683442",
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  "label": "Commercial"
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"caseNumber": "008326",
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"caseHistory": [
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    "id": "790260",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Apr 22 2024 14:59:41 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rajendrakumar Jain & Mrs. Lalitakumari Jain",
    "phone": "8299009570",
    "ownershipShare": "",
    "email": "",
    "id": "218204"
  }
],
"proposePurchasers": [],
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"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "363330",
    "name": "Shop",
    "length": "19.00",
    "length1": "19",
    "length2": "00",
    "width": "10.00",
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    "width2": "00",
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"otherComposition": [
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      "value": "Carpet"
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    "name": {
      "label": "Loft",
      "value": "Loft"
    },
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      "label": "Square Feet"
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    "length2": "00",
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    "width1": "2",
    "width2": "00",
    "totalArea": "38.00",
    "images": [],
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    "percentageBeforeTotal": "38.00",
    "percentage": "100"
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"externalReport": [],
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      "label": "Conveyance Deed"
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    "squareMeterArea": "23.04",
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"docBuiltpPercentage": "",
"docFinalBuiltp": "0.00",
"docFinalBuiltpSquareMeter": "0.00",
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"area": "330.00",
"squareMeterArea": "30.66",
"expectedRate": "42424.24",
"percentage": ""
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"builtUpArea": {
"area": "396.00",
"squareMeterArea": "36.79",
"expectedRate": "35353.54",
"percentage": "20"
},
"saleableArea": {
"area": "673.20",
"squareMeterArea": "62.54",
"expectedRate": "20796.20",
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"floor": "Ground",
"source": "magic_bricks",
"expectedPrice": "14000000",
"expectedRate": "42424.24",
"builtUpExpectedRate": "35353.54",
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"id": "226478"
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "18.95",
    "expectedRate": "29411.76",
    "percentage": "20"
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  "saleableArea": {
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  "floor": "gr",
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  "expectedRate": "35294.12",
  "builtUpExpectedRate": "29411.76",
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  "squareMeter": "15.79",
  "id": "275643"
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  "expectedRate": "23000.00",
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  "squareMeterArea": "0.00",
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"source": "Index_no.2",
"expectedPrice": "9200000",
"expectedRate": "27600.28",
"builtUpExpectedRate": "9200000",
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"id": "440983"
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externallmg_1713931278365_WhatsApp_Image_20240424_at_082153.jpeg",
  "orientation": "portrait"
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{
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  "path": "cases/66262e057e1d7332c884bab5/
externallmg_1713931278396_WhatsApp_Image_20240424_at_082215_1.jpeg",
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"lastName": "Kuperkar",
"profilePhoto": "users/60f915d3f3dd69653a592199/
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"note": "Rate verification done, pending for bank confirmation",
"taskId": "66262e127e1d7332c884bb56",
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"updatedAt": "2024-04-29T12:09:00.103Z",
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"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Mr. Rajendrakumar Jain - Self / Mr. Deepak Kumar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Banker",
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"label": "Independent Building",
"value": "Independent_Building"
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"finalCarpetArea": "228.00",
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    "value": "Free_Hold"
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"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
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"landOtherRate": "27500",
"otherRateDetails": {
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Shop	19'00"	10'00"	190.00
Other Composition :			
Loft	19'00"	2'00"	38.00