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{
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "label": "Direct",
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  "purposeOfValuation": {
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And
Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
  },
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  },
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    },
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230e86",
    "firstName": "Sweta ",
    "email": "ghatkoparE.MumbaiNorth@bankofindia.co.in",
    "mobileNo": "",
    "workMobileNo": "8879910890",
    "lastName": "Prasad"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "5000000",
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"discussWithPerson": "Sweta ",
"expectedFees": 2500,
"quotedAmount": "3000"
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"organization": {
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  "name": "Mumbai",
  "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": {
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  "type": "BANK",
  "name": "Bank of India",
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  "initial": "BOI",
  "remark": "Temp",
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"branch": {
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  "branchCode": "000022",
  "type": "BRANCH",
  "name": "Ghatkopar (East) Branch",
  "email": "GhatkoparE.Mumbainorth@Bankofindia.co.in",
  "mobileNo": "02221028990",
  "alternateMobileNo": "",
  "address": "Kiran Niketan, Tilak Road, Ghatkopar (East), Mumbai - 400077, State -
Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"zoneName": "Mumbai North Zone"
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"staff": {
  "pickupPerson": {
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
    "workWithDocumentMaker": "",
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  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Nikhil ",
    "email": "valtechnical2022@gmail.com",
    "lastName": "Sonawane",
    "mobileNo": "9819470709",
    "designation": "",
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  },
  "rateVerifier": {
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    "role": "MAKER + RATE VERFIER + CHEAKER",
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    "email": "shyam@vastukala.org",
    "lastName": "Kajvilkar",
    "mobileNo": "9765074720",
    "designation": "",
    "shortName": "SK",
    "workWithDocumentMaker": "",
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  "maker": {
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"_id": "60eeaeddf3dd69653a581316",
"role": "MAKER + RATE VERFIER + CHEAKER",
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  "role": "MAKER+CHECKER",
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  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "title": {
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"fatherName": "Baburao"
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],
"clientType": {
  "label": "Bank",
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      "dateTime": "2024-05-03",
      "remark": "NPA Account.."
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  "audioNotes": []
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"compositionFlatType": {
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    "value": "Maharashtra",
    "label": true
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  "label": true
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  "label": false
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  "value": "",
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  "value": "",
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  "value": "",
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  "key": "newSurveyNumber",
  "value": "Survey No. 5, Hissa No. 5B, 9",
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  "label": false
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "label": false
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Diva (East)",
  "label": false
}
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"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "flooring": {
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  },
  "windows": {
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    "label": "External site visit only"
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  "label": "Middle Class"
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"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "Thane_Municipal_Corporation",
  "label": "Thane Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Imperial Towers",
  "west": "Open Plot",
  "south": "Internal Road",
  "east": "Imperial Towers"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
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    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "south": "Details not available",
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"title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "As per site inspection, internal inspection not allowed
hence our report is based on external site and documents provided by the bank. As per
agreement sale plan, the composition of flat is 1 Bedroom + Living Room + Kitchen +
WC + Bath. ",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available, we assumed that
the construction is as per approved plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
"actualBuildingBoundaries": [],
"documentsBuildingBoundaries": []
},
"compositeRate": {
"remark": "At the time of site visit, internal inspection not allowed hence our report is
based on external site and documents provided by the bank.",
"depreciationPercentage": "9",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "8275",
"depreciatedBuildingRate": "2275"
},
"igrRate": {
"propertyName": "Residential Flat",
"rate": "52300",
"landRate": "10400",
"igrImage": "cases/66308585f76f30369f4d6fd0/igr_1714814573095_Image.png",
"squareMeterGuideLineRate": "54915.00",
"squareFeetGuideLineRate": "5102.00"
},
"igrFinalRate": {
"floorRatePercentage": "5",
"depreciationPercentage": "94",
"rate": "4854.00",
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"squareMeterGuideLineRate": "52244.00"
},
"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
"label": "Medium"
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},
"propertyTypeOfUseList": {
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"value": "Residential_Purpose",
"label": "Residential Purpose"
},
"propertyOccupiedByList": {
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  "label": "External Site Visit Only"
},
"monthlyRent": "N.A.",
"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "N.A.",
"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
"maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "N.A."
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
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"label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2018",
  "fullDate": "1/1/2018"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
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"label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
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"flatFloorNo": "7",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "558.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/66308585f76f30369f4d6fd0/
routeMap_1714815739326_Image.png",
    "routeLat": "19.161140",
    "routeLng": "73.048349",
    "stationName": "Diva",
    "routeDistance": "3.5 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "p4wukk",
      "name": "p4wukk",
      "image": "cases/66308585f76f30369f4d6fd0/
routeMap_1714815690410_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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"wardrobesQty": "0",
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"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
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"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3847875.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "3847875.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat May 04 2024 15:27:50 GMT+0530 (India Standard Time)",
  "number": "2306173",
  "dayCount": "13",
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  "status": false
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  "status": true
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  "selectedBuildUpValue": "558.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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    "orientation": "portrait"
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"compositionImages": []
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    "max": "7156.00"
  },
  "saleableRateRange": {
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"max": "0.00"
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    "status": true,
    "isEditable": true
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"status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
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"status": true,
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"ownerName": "Mr. Narendra P. Chitroda",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 704, 7th Floor Building no. B-2, Sai Kanishk Complex, Blossom Building, Village - Dawale, Dist Thane",
"remark": "NPA Account..",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "21/12/2017",
      "from": {
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    "value": "Seller",
    "label": "Seller"
  },
  "Seller": "Mr. Amitkumar P. Makwana & Mrs. Bansi Amitkumar Makwana",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mr. Narendra P. Chitroda",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "5998/2017"
},
"isHardCopy": false,
"displayStatus": false,
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"fileName":
"document_1714455857670_1714455639404_BOI_Ghat_E_Narendra_Chitroda.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "20/06/2018",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "V. P. No. S11 / 0049 / 12 / TMC / TDD / OCC / 0577 / 18"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/66308585f76f30369f4d6fd0/document_1714815189226_AGR.pdf",
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "V. P. No. S11 / 0049 / 12 / TMC / TDD / 1208 / 14"
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"isHardCopy": false,
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Apr 30 2024 11:15:41 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Narendra P. Chitroda",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "907242"
  }
]
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      "label": "Agreement for sale"
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "563029",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "465",
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    "docFinalBuiltUp": "558",
    "docFinalBuiltUpSquareMeter": "51.84",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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"images": [],
"indicatorArr": [
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      "squareMeterArea": "57.04",
      "expectedRate": "8586.15",
      "percentage": ""
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    "builtUpArea": {
      "area": "736.80",
      "squareMeterArea": "68.45",
      "expectedRate": "7155.12",
      "percentage": "20"
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    "saleableArea": {
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    "expectedRate": "0.00",
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  "printlnReport": true,
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  "area": "614",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "5271894",
  "expectedRate": "8586.15",
  "builtUpExpectedRate": "7155.12",
  "image": "cases/66308585f76f30369f4d6fd0/
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  "squareMeter": "57.04",
  "id": "478066"
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    "squareMeterArea": "36.70",
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    "percentage": ""
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  "builtUpArea": {
    "area": "474.00",
    "squareMeterArea": "44.04",
    "expectedRate": "6118.14",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Residential Flat",
  "area": "474",
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"id": "983506"
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{
"carpetArea": {
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"expectedRate": "7777.78",
"percentage": ""
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"area": "540.00",
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"expectedRate": "6481.48",
"percentage": "20"
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"area": "",
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  "builtUpArea": {
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    "squareMeterArea": "49.61",
    "expectedRate": "7116.10",
    "percentage": "20"
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  "saleableArea": {
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  "id": "646627"
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  "orientation": "portrait"
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  "path": "cases/66308585f76f30369f4d6fd0/
externallmg_r_1714729813902_1714729592064_image_2.jpg",
  "orientation": "portrait"
},
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  "path": "cases/66308585f76f30369f4d6fd0/
externallmg_r_1714729811946_1714729592064_image_1.jpg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "path": "cases/66308585f76f30369f4d6fd0/
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  "orientation": "portrait"
},
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  "status": false,
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  "name": "externallmg_r_1714729820382_1714729592064_image_5.jpg",
  "path": "cases/66308585f76f30369f4d6fd0/
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  "orientation": "portrait"
}
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    },
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externalImg_r_1714729696667_1714729394824_image_0.jpg",
      "orientation": "portrait"
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      "filename": "1714814597905_AGR.pdf",
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    },
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      "filename": "1714814598091_Bank_Email.pdf",
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