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{
  "typeOfReport": {
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
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  "leadFrom": {
    "label": "Direct",
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  "purposeOfValuation": {
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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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  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "663debf8cee94e7463444f7d",
    "firstName": "Rupesh",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9507900846",
    "email": "stockexchange.mumbaisouth@bankofindia.co.in"
  },
  "fees": {
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"discussWithPerson": "Rupesh",
"expectedFees": 4250,
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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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  "initial": "BOI",
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  "email": "stockexchange.mumbaisouth@bankofindia.co.in",
  "fax": "",
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  "sendStructuralCertificate": "0",
  "address": "P J Tower, Dalal Street, Fort Mumbai 400001"
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    "email": "shantilal@vastukala.org",
    "lastName": "Patel",
    "mobileNo": "9969039853",
    "shortName": "SHP",
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    "role": "SITEENGINEER+MAKAR+CHECKER",
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    "email": "prayush@vastukala.org",
    "lastName": "Parekh ",
    "mobileNo": "9767983840",
    "designation": "",
    "shortName": "PPP",
    "workWithDocumentMaker": "",
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    "mobileNo": "9767983840",
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  "mobileNo": "9767983840",
  "designation": "",
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  "workWithDocumentMaker": "",
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        "label": "Wealth Tax"
      }
    ]
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    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
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        "title": {
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    "label": "Wealth Tax"
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      "remark": ""
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    "label": false
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    "name": "Village",
    "key": "village",
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  "label": false
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  "label": true
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  "key": "taluka",
  "value": "Andheri",
  "label": true
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  "label": true
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  "label": false
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  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
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  "value": "",
  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "value": "1234, 1234/1 to 4",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "401",
  "label": false
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"value": "K (West) Ward",
"label": true
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 400 056",
  "label": false
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  "key": "suburb",
  "value": "Ville Parle (West)",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering"
  }
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  "populationGroupList": {

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"value": "Urban",
"label": "Urban"
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "south": "Zaveri Building",
  "east": "Slum Area & Sangam Arcade Building"
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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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  "asPerActual": {
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  "asPerDocument": {
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    "west": "",
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  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
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},
}
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"auto": {
  "title": "Auto"
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"privateCars": {
  "title": "Private Cars"
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"dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "1.\tFlat No. 101, 102, 103 & 104 are amalgamated on site with single entrance door.\n2.\tIdentification of individual flats could not be done during site inspection.\n3.\tElectricity supply is disconnected presently.\n4.\tProperty is vacant and under owner's possession. (Owner's Son was present during site inspection)\n5.\tResidential flats are merged and converted into single commercial office premises.\n6.\tFor the purpose of valuation we have considered area of the specific flat as per documents.",
  "depreciationPercentage": "33",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "27575",
  "depreciatedBuildingRate": "1675"
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  "rate": "235990",
  "landRate": "122730",
  "igrImage": "cases/663df66c235f49749794616f/igr_1718272051994_Image.png",
  "squareMeterGuideLineRate": "235990.00",
  "squareFeetGuideLineRate": "21924.00"
},
"igrFinalRate": {

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"floorRatePercentage": "0",
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"rate": "19609.00",
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},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Office",
    "label": "Office"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "53,000/- Expected rental income per month of Residential Flat No.
401",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
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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": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2002",
  "fullDate": "1/1/2002"
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"planningArea": {
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  "label": "Residential cum Commercial"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
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"value": "Standard",
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"structuralSafety": {
"value": "Good",
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"protAgainstNatDis": {
"value": "Good",
"label": "Good"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "0",
"label": "No"
},
"systemOfAirConditioning": {
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"label": "Yes"
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"provisionOfFirefighting": {
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"label": "Yes"
},
"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
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},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "38",
"ageOfBuilding": "22",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/663df66c235f49749794616f/
routeMap_1718873374618_Image.png",
    "routeLat": "19.100639",
    "routeLng": "72.843333",
    "stationName": "Vile Parle",
    "routeDistance": "71.00 Mt."
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
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    "latLng": true,
    "finallatLng": true
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  "locationMapImg": [
    {
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    "id": "5zm44a",
    "name": "5zm44a",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "othersRate": "0",
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  "number": "2307001",
  "dayCount": "5",
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  "generatedBy": "60f91822f3dd69653a5922e3"
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"rateVerify": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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  "floorsCompleted": "",
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},
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
},
"externalPainting": {
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"liftInstallation": {
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"status": false
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"floorsCompleted": "",
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"status": true
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"selectedBuildUpValue": "924.00",
"selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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      "orientation": "landscape"
    }
  ],
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      "orientation": "landscape"
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}
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      "orientation": "landscape"
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      "orientation": "landscape"
    },
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      "orientation": "landscape"
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      "status": false,
      "_id": "66694c4609a0de7b00a4763d",
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    "orientation": "landscape"
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    "path": "cases/663df66c235f49749794616f/
externallmg_1718176806010_1718176649944_image_4.jpeg",
    "orientation": "landscape"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "40910.00"
  },
  "builtUpRateRange": {
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    "max": "34091.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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},
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
```

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"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "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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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
"_id": "663df66c235f49749794616f",
"invoices": [],
"ownerName": "Paresh Mulji Kariya ",
"ownerPhoneNo": "9507950846",
"appAddress": "401\nNisrang co operative society Ltd \nBesant road \nviepale w
\nMumbai ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Index - II",
      "value": "60ae1287aa6d152c1801b415"
    },
    "inputs": {
      "documentDate": "26/11/2012",
      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Kanchan Haresh Mehta & Jatin Haresh Mehta",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Paresh Mulji Kariya",
      "number": {
        "value": "Document_No",
        "label": "Document No"
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      "Document_No": "9992/2012"
    },
    "isHardCopy": false,
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"id": "731649",
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{
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    "label": "Title Search Report"
  },
  "inputs": {
    "documentDate": "06/05/2024",
    "remark": " issued by M. Rajkumar & Co."
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "659579",
  "path": "cases/663df66c235f49749794616f/
document_1717844214647_Paresh_Mulji_Kariya_Flat_No__401.pdf",
  "fileName": "document_1717844214647_Paresh_Mulji_Kariya_Flat_No__401.pdf"
},
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  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "05/11/2001",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CE / 5590 / WS / AK"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/663df66c235f49749794616f/
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  "id": "291050",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu Jun 20 2024 14:59:09 GMT+0530 (India Standard Time)"
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},
{
  "documentType": {
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "07/10/2002",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "remark": " (Part O.C. is issued for part development work i.e. Stilt + 3 upper floors only).",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CE / 5590 / WS / AK"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/663df66c235f49749794616f/document_1718875799787_86443.pdf",
  "id": "584203",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu Jun 20 2024 14:59:59 GMT+0530 (India Standard Time)"
}
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"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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    "id": "742901",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri May 10 2024 15:56:52 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Paresh Mulji Kariya ",
    "phone": "9507950846",
    "ownershipShare": "",
    "email": "",
    "id": "154938"
  }
]
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}
],
"proposePurchasers": [],
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"composition": [],
"otherComposition": [],
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      "label": "Index - II",
      "value": "60ae1287aa6d152c1801b415"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "576330",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "924",
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    "docBuiltupPercentage": "",
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    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
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      "area": "793.00",
      "squareMeterArea": "73.67",
      "expectedRate": "35000.00",
      "percentage": ""
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    "builtUpArea": {
      "area": "872.30",
      "squareMeterArea": "81.04",
      "expectedRate": "31818.18",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",

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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"area": "793",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "https://maharera.mahaonline.gov.in",
"expectedPrice": "27755000",
"expectedRate": "35000.00",
"builtUpExpectedRate": "31818.18",
"image": "cases/663df66c235f49749794616f/
indicator_1718270753071_Image.png",
"squareMeter": "73.67",
"id": "401392"
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{
"carpetArea": {
"area": "716.77",
"squareMeterArea": "66.59",
"expectedRate": "28879.56",
"percentage": ""
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"builtUpArea": {
"area": "788.45",
"squareMeterArea": "73.25",
"expectedRate": "26254.04",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
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"property": "Flat",
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"builtUpPercentage": "10",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "20700000",
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"builtUpExpectedRate": "26254.04",
"image": "cases/663df66c235f49749794616f/
indicator_1718271054922_Image.png",
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"id": "845591"
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"carpetArea": {
"area": "718.28",
"squareMeterArea": "66.73",
"expectedRate": "28958.07",
"percentage": ""
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"builtUpArea": {
"area": "790.11",
"squareMeterArea": "73.40",
"expectedRate": "26325.45",
"percentage": "10"
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"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
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"expectedPrice": "20800000",
"expectedRate": "28958.07",
"builtUpExpectedRate": "26325.45",
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indicator_1718271632969_Image.png",
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"squareMeter": "66.73",
"id": "886901"
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    "squareMeterArea": "82.10",
    "expectedRate": "27977.82",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "972.07",
    "squareMeterArea": "90.31",
    "expectedRate": "25434.38",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "floor": "",
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  "expectedPrice": "24724000",
  "expectedRate": "27977.82",
  "builtUpExpectedRate": "25434.38",
  "image": "cases/663df66c235f49749794616f/
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  "squareMeter": "82.10",
  "id": "215178"
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  "carpetArea": {
    "area": "660.00",
    "squareMeterArea": "61.32",
    "expectedRate": "37878.79",
    "percentage": ""
  },
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},
"builtUpArea": {
  "area": "792.00",
  "squareMeterArea": "73.58",
  "expectedRate": "31565.66",
  "percentage": "20"
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"saleableArea": {
  "area": "0.00",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printInReport": true,
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"area": "660",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "25000000",
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Ltd., Plot No. 9 of Town Planning Scheme No. III, 5, Besant Road, Village - Vile Parle
(West), Municipality Ward No. K (West) Ward, Vile Parle (West), Taluka - Andheri,
District - Mumbai Suburban , PIN Code - 400 056, State - Maharashtra, India",
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"contactPersonName": "Mr. Krish Kariya",
"email": "",
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"toBeAdded": ""

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Name	Length	Width	Total
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Composition :

Other

Composition :
