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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "652fa4137e32132d40941604",
    "firstName": "Kartik",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "9894342916",
    "email": "churchgate.mumbaisouth@bankofindia.co.in"
  },
  "fees": {
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    "propertyValue": "850000",
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    "expectedFees": 425,
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  "name": "Mumbai",
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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"
},
"client": {
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  "type": "BANK",
  "name": "Bank of India",
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  "initial": "BOI",
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  "status": true
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  "type": "BRANCH",
  "name": "Churchgate Branch",
  "email": "churchgate.mumbaisouth@bankofindia.co.in",
  "mobileNo": "91-9892590375",
  "alternateMobileNo": "",
  "address": "Eros Theatre Building, Hight Court Jamshedji Tata Road, Post Box No.
11013, \r\nMumbai - 400020, State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
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"propertyType": {
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  "value": "Residential"
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  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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  "role": "SITEENGINEER",
  "firstName": "Dashrath ",
  "email": "dasrat.jaiswar1234@gmail.com",
  "lastName": "Jaiswar",
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"rateVerifier": {
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  "firstName": "Shyam",
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  "lastName": "Kajvilkar",
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  "designation": "",
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"firstName": "Manoj",
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"lastName": "Chalikwar",
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  "fatherName": "Baburao"
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  "label": false
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  "value": "A",
  "label": true
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  "key": "CTSNo",
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    "label": "Vitrified Tile Flooring"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
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  "whetherCoveredUnderAnyState": {
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"label": "No"
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    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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"extraDetailOfProperty": "",
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"empanelledOfApprovePlan": "N.A.",
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "landRate": "55750",
  "igrImage": "cases/665976a3ae79696a5230f209/igr_1717224923210_Image.png",
  "squareMeterGuideLineRate": "140866.00",
  "squareFeetGuideLineRate": "13087.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "85",
  "rate": "11901.00",
  "squareFeetGuideLineRate": "11901.00",
  "squareMeterGuideLineRate": "128099.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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    "label": "6\" Thk. Brick Masonery"
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  "constructionWorkStatus": {
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  "typeOfFoundation": {
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"label": "R.C.C. Foundation"
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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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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "12",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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      "label": "Railway Station"
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    "routeLat": "19.082611",
    "routeLng": "72.901230",
    "stationName": "Vidyavihar",
    "routeDistance": "500 Mt."
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  "finalLatLng": {
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  {
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    "name": "u1it0n",
    "image": "cases/665976a3ae79696a5230f209/
routeMap_1717231907769_Image.png"
  }
]
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
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"distressValuePercentage": "80",
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"outward": {
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"rateVerify": {
  "status": false
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  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
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    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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    "status": false
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  "status": false
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"externalPainting": {
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"label": "External Development & Final Finishing",
"floorsCompleted": "",
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"selectedBuildUpValue": "627.60",
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  "builtUpRateRange": {
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    "max": "23179.00"
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    "max": "0.00"
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"ownerName": "Mr. Vijay Kantilal Thakkar & Mrs. Pragnaben Vijay Thakker",
"ownerPhoneNo": "9769289222",
"appAddress": "1204\nAmber mahavir Rcedancy \nghatkopar w\npin 400086",
"remark": "Re valuation ",
"documents": [
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      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "08/07/2016",
      "remark": " (7 Pages from documents)",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Amarshi Virji Gala, Mrs. Bhavna Hiren Gala & Mr. Hiren Amarshi Gala",
      "to": {
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    "value": "Transferee",
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  "number": {
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    "label": "Document No"
  },
  "Document_No": "6963/2016"
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"fileName": "document_1717139055690_1717138900732_Vijay_kantilal_Thakere_boi_churchgate_.pdf"
},
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CE / 658 / BPES / AN"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "885494",
  "path": "cases/665976a3ae79696a5230f209/document_1717222642282_263067.pdf",
  "fileName": "document_1717222642282_263067.pdf"
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"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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  "description": "Create Lead",
  "datetime": "Fri May 31 2024 12:35:07 GMT+0530 (India Standard Time)"
}
],
"owners": [
  {
    "name": "Mr. Vijay Kantilal Thakkar & Mrs. Pragnaben Vijay Thakker",
    "phone": "9769289222",
    "ownershipShare": "",
    "email": "",
    "id": "861208"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "label": "Square Feet"
    },
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    "length": "9.25",
    "length1": "9",
    "length2": "3",
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    "width2": "2",
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    "extraAreas": [],
    "finalArea": "158.79"
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      "label": "Square Feet"
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    "name": "Kitchen",
    "length": "10.67",
    "length1": "10",
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"length2": "8",
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"finalArea": "79.11"
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    "label": "Square Feet"
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  "length": "2.75",
  "length1": "2",
  "length2": "9",
  "width": "3.08",
  "width1": "3",
  "width2": "1",
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  "images": [],
  "extraAreas": [],
  "finalArea": "8.48"
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{
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "11.42",
  "length1": "11",
  "length2": "5",
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  "width2": "9",
  "totalArea": "99.90",
  "images": [],
  "extraAreas": [],
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  "label": "Square Feet"
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"name": "Bedroom",
"length": "8.83",
"length1": "8",
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"width": "12.83",
"width1": "12",
"width2": "10",
"totalArea": "113.36",
"images": [],
"extraAreas": [],
"finalArea": "113.36"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "5.67",
  "width1": "5",
  "width2": "8",
  "totalArea": "20.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.78"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "5.25",
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    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "48.59",
  "totalAreaDocument": "523",
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  "docFinalBuiltpup": "627.60",
  "docFinalBuiltpupSquareMeter": "58.31",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "785467"
}
],
"images": [],
"indicatorArr": [
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    "squareMeterArea": "46.76",
    "expectedRate": "27814.75",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "604.00",
    "squareMeterArea": "56.11",
    "expectedRate": "23178.81",
    "percentage": "20"
  }
}
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},
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"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "14000000",
"expectedRate": "27814.75",
"builtUpExpectedRate": "14000000",
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{
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    "expectedRate": "27428.73",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "65.03",
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"area": "841",
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"floor": "",
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"expectedPrice": "17575100",
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    "id": "202202"
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  {
    "carpetArea": {
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      "squareMeterArea": "67.43",
      "expectedRate": "27554.66",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "80.92",
      "expectedRate": "22962.11",
      "percentage": "20"
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      "expectedRate": "0.00",
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    "areaType": "Built_Up",
    "floor": "",
    "source": "Index_no.2",
    "expectedPrice": "20000000",
    "expectedRate": "27554.66",
    "builtUpExpectedRate": "20000000",
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    "squareMeter": "80.92",
    "id": "294081"
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externallmg_1717161944080_1717161788187_image_0.jpeg",
  "orientation": "portrait"
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  "status": false,
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  "status": false,
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  "orientation": "portrait"
},
{
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externallmg_1717161950903_1717161788187_image_6.jpeg",
    "orientation": "portrait"
  },
  {
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    "orientation": "portrait"
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    "uploadedBy": "60eeaeddf3dd69653a581316"
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  "size": "1764989",
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      "lastName": "Kajvilkar",
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Residency, Mahavir Darshan Co-op. Hsg. Soc. Ltd., Plot No. 135/2, Kirol Road, Cama
Lane, Village - Ghatkopar - Kirol, Ghatkopar (West), Taluka - Kurla, District - Mumbai
Suburban District, Mumbai, PIN Code - 400 086, State - Maharashtra, India",
"addressForMap": "",
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"contactPersonName": "Mrs. Pragnaben Vijay Thakker",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"siteVisitContactNo": "9107797879",
"buildingServicesRate": "2700",
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"remainingLeasePeriod": 0,
"leaseDate": ""
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"finalSaleablePercentage": "",
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"carpetTotal": "499.67",
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"builtupPercentage": "10",
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"finalCarpetArea": "499.67",
"finalSalableArea": "604.60",
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Name	Length	Width	Total
Composition :			
Living Room	9'3"	17'2"	158.79
Kitchen	10'8"	7'5"	79.11
Passage	2'9"	3'1"	8.48
Bedroom	11'5"	8'9"	99.90
Bedroom	8'10"	12'10"	113.36
Toilet	3'8"	5'8"	20.78

Toilet

3'8"

5'3"

19.25

Other

Composition :
