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{
  "typeOfReport": {
    "value": "Shop",
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
  },
  "purposeOfValuation": {
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    "label": "MSME Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "665ea03eb33b3015bdcf3444"
    },
    "type": "CREDITOFFICER",
    "_id": "665ea03eb33b3015bdcf3446",
    "firstName": "Mehul",
    "lastName": "Waghela",
    "mobileNo": "",
    "workMobileNo": "9033368436",
    "email": "dbjeta@bankofbaroda.com"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "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": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "665ea03eb33b3015bdcf3444",
  "name": "Jetalpur Branch",
  "branchCode": "",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "dbjeta@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "1-6 Ground Floor, Baldevji Complex, Jetal Pur, Swaminarayan Mandir,
Highway Jetalpur, Taluka Daksoi, Dist Ahmedabad 382427"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
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"zone": {
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  "zoneName": "Mumbai Zone"
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"staff": {
  "pickupPerson": null,
  "siteEngineer": {
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"type": "EMPLOYEE",
  "_id": "62720a36afd7d55eddedc4a7",
  "role": "SITEENGINEER",
  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
  "shortName": "AS",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62720a36afd7d55eddedc4a7/
profilePhoto_1668059819446_anwar_2.jpeg"
},
"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f915d3f3dd69653a592199/
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},
"maker": {
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  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
  "mobileNo": "9529385821",
  "designation": "",
  "shortName": "PR",
  "workWithDocumentMaker": "60f9147bf3dd69653a591e8c",
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"checker": {
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
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"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
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"profilePhoto": "users/60f915d3f3dd69653a592199/
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"valuers": [
{
"valuersRegistrationNumber": [
{
"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
}
],
"type": "EMPLOYEE",
"_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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"number": "[N]C.C.I.T/I -14/52/2008-09"
}
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"shortName": "SBC",
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}
]
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"clientType": {
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"label": "BANK"
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"location": {
  "latitude": "19.221801784667242",
  "longitude": "72.86143702861207"
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"geo": {
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  "coordinates": [
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"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [
    {
      "dateTime": "4/06/2024 11:18 am"
    },
    {
      "dateTime": "4/06/2024 12:00 am"
    }
  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-06-04",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "key": "village",
  "value": "Kanheri",
  "label": true
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  "key": "floorNo",
  "value": "Ground",
  "label": false
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  "key": "buildingNo",
  "value": "",
  "label": true
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"district": {
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  "key": "district",
  "value": "Mumbai Suburban ",
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"city": {
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  "label": false
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"key": "tahasilNo",
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"label": true
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"taluka": {
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  "key": "taluka",
  "value": "Borivali",
  "label": true
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  "key": "plotNo",
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  "label": true
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  "value": "Shiv Shakti Co-Op. Hsg. Soc. Ltd. ",
  "label": false
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  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
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  "label": false
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  "value": "",
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
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  "label": true
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  "name": "CTS No.",
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"value": "218, 218/1 to 18",
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "4",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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"key": "policeStation",
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"label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 400 066",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Borivali (East)",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "MS Rolling Shutter"
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    "label": "N.A."
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  "fittings": {
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    "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Proposed_Electrical_wiring_with_Concealed.",
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  "finishing": {
    "value": "Cement_Plastering",
    "label": "Cement Plastering"
  }
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  "ownership": {
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    "label": "Sole Ownership"
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  "populationClassList": {
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Shreeji Darshan CHSL ",
    "west": "Carter Road No. 2",
    "south": "Indira Apartment ",
    "east": "Matru Krupa Kunj CHSL"
  },
  "asPerDocumentAgreement": {
    "north": "By Cadastral Survey No. 217 of Kanheri Village ",
    "west": "By a Road ",
    "south": "By a Road & beyond that Cadastral Survey No. 219 of Kanheri Village ",
    "east": "By Cadastral Survey No. 303 (Part) & 307 (Part)of Kanheri Village "
  },
  "unitBoundaries": {
    "asPerActual": {
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"west": "",
"south": "",
"east": ""
},
"asPerDocument": {
  "north": "",
  "west": "",
  "south": "",
  "east": ""
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"isDisplay": false,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "The Composition of Commercial Shop is single unit only. ",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan no. P-8428/2021/(218
And Other)/R/C Ward/KANHERI R/C/CC/1/New dated 12.12.2021 issued by MCGM. ",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of site visit, final finishing work is in progress.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "211700",
  "landRate": "48920",
  "igrImage": "cases/665eaca059496f15880f0c8a/igr_1717582117578_Image.png",
  "squareMeterGuideLineRate": "211700.00",
  "squareFeetGuideLineRate": "19668.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "0",
  "rate": "211700.00",
  "squareMeterGuideLineRate": "169360.00",
  "squareFeetGuideLineRate": "15734.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": " 1 40,000/- (Expected rental income per month)",
  "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": "Final finishing work is in progress "
},
"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open / Covered Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "value": "Residential_cum_Commercial",
    "label": "Residential cum Commercial"
  },
  "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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"value": "Good",
"label": "Good"
},
"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
},
"buildingSpecification": {
"value": "Standard",
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"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "New_Building",
"label": "New Building"
},
"maintenanceIssues": {
"value": "1",
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "Ground",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "10"
},
"finalPlinthArea": {
  "area": "295.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    },
    "routeMapImg": "cases/665eaca059496f15880f0c8a/
routeMap_1717655361892_Image.png",
    "routeLat": "19.224722",
    "routeLng": "72.859694",
    "stationName": "Devipada ",
    "routeDistance": "600 Mtrs. "
  },
  "finalLatLng": {
    "coordinates": [
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    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "8qc3gl",
    "name": "8qc3gl",
    "image": "cases/665eaca059496f15880f0c8a/
routeMap_1717655172621_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
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  "othersQty": "0",
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"finaltotal": "10701000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "10701000.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu Jun 06 2024 14:28:35 GMT+0530 (India Standard Time)",
  "number": "2306610",
  "dayCount": "6",
  "monthCount": "54",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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"flooringTillingKitchenPlatform": {
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  "builtUpRateRange": {
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    "max": "40124.00"
  },
  "saleableRateRange": {
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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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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"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9321092703",
"contactPersonName": "Mr. Sahil ",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
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    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "165845"
  }
],
"caseReferredBy": "5ffe92d27737ca4d986b6453",
"relationWithOwner": "Sales Person ",
"fullAddress": "Commercial Shop No. 4, Ground Floor, Shiv Shakti Co-Op. Hsg. Soc.
Ltd. , CTS No. 218, 218/1 to 18, Dattapada Cross Road No. 3, Village - Kanheri, Borivali
(East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 066, State -
Maharashtra, Country - India",
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      "label": "Agreement For Permanent Alternate Accomodation"
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    "inputs": {
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"to": {
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  "label": "Member"
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"Member": "Mrs. Sushma Jayesh Chauhan "
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"fileName": "document_1717652255430_Shop_No_4.pdf"
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    "label": "RERA Certificate"
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
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    "remark": " (As downloaded from RERA site)",
    "number": {
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      "label": "No"
    },
    "No": "P51800045346"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "887793",
  "path": "cases/665eaca059496f15880f0c8a/
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  "fileName": "document_1717652599766_P51800045346.pdf"
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  "nameOfApprovingAuthority": {
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    "label": "Municipal Corporation of Greater Mumbai"
  },
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  "number": {
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    "label": "No"
  },
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    "label": "Approved Building Plan"
  },
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
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      "label": "No"
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  },
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  "path": "cases/665eaca059496f15880f0c8a/
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"createdAt": "Thu Jun 06 2024 11:44:34 GMT+0530 (India Standard Time)"
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  "label": "Commercial"
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"scheduleSiteVisitDate": "Invalid date",
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"caseHistory": [
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    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Tue Jun 04 2024 11:26:48 GMT+0530 (India Standard Time)"
  }
],
"proposePurchasers": [],
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  {
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    "width": "24.92",
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"otherComposition": [],
"externalReport": [],
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    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "246",
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    "docFinalBuiltUp": "295.2",
    "docFinalBuiltUpSquareMeter": "27.42",
    "docBuiltupPercentage": "20",
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      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "59.53",
      "expectedRate": "37297.13",
      "percentage": "20"
    },
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"carpetArea": {
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"squareMeterArea": "12.54",
"expectedRate": "48148.15",
"percentage": ""
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"squareMeterArea": "15.05",
"expectedRate": "40123.46",
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externallmg_1717500540360_WhatsApp_Image_20240604_at_152133.jpeg",
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  "path": "cases/665eaca059496f15880f0c8a/
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  "orientation": "portrait"
},
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},
{
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  "path": "cases/665eaca059496f15880f0c8a/
externallmg_1717500540374_WhatsApp_Image_20240604_at_152135.jpeg",
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  "path": "cases/665eaca059496f15880f0c8a/
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}
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externallmg_1717500540383_WhatsApp_Image_20240604_at_152136.jpeg",
  "orientation": "portrait"
}
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"externalDocuments": [],
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  "createdAt": "Thu Jun 06 2024 12:42:15 GMT+0530 (India Standard Time)",
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"finalAsPerArea": "Agreement For Permanent Alternate Accomodation",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 246.00",
"flatRate": "43500",
"landOtherRate": "40500",
"shopDetails": {
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"extendOfSiteRemark": "",
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"finalCarpetArea": "245.01",
"finalSalableArea": "296.46",
"otherCarpetTotal": "0.00",
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"siteMeasurementRemark": "\n",
"toBeAdded": "",
"briefDescOfProperty": "Working Area",
"finalSaleablePercentage": "0",
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    "leasePremium": "",
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"siteVisitDate": "2024-06-04"
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Name	Length	Width	Total
Composition :			
Working Area	9'10"	24'11"	245.01
Other Composition :			