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{
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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "type": "CREDITOFFICER",
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    "lastName": "Nimbalkar",
    "mobileNo": "02248018893",
    "workMobileNo": "9552614614",
    "email": "AndheriW.MumbaiNorth@bankofindia.co.in"
  },
  "fees": {
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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"
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  "type": "BRANCH",
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  "mobileNo": "02226280738",
  "alternateMobileNo": "02226701851",
  "address": "M. D. I. Building, Ground Floor, 28, S. V. Road, Andheri (West), Mumbai -
400 058, State - Maharashtra, Country - India.",
  "ledgerName": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "lastName": "Misal",
  "mobileNo": "8422982721",
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\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
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  "firstName": "Govind",
  "email": "govindpande23@gmail.com",
  "lastName": "Pande",
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  "designation": "Site Engg",
  "shortName": "Deepak",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      "remark": "MANUAL_IN_TASK"
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  "value": "",
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  "label": false
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  "key": "suburb",
  "value": "Kandivali (East)",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "fittings": {
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  }
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"whetherCoveredUnderAnyState": {
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"south": "Asha Nagar Road ",
"east": "Oyo Apartment "
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"west": "Details not available ",
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"east": "Details not available "
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"east": "Marginal Space ",
"south": "Flat No. 603",
"west": "Marginal Space "
},
"asPerDocument": {
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  "privateCars": {
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"empanelledOfApprovePlan": "N.A.",
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  "documentsBuildingBoundaries": []
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  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "1377",
  "depreciatedCostOfConstruction": "20123.00",
  "depreciatedBuildingRate": "1323"
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  "landRate": "76380",
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  "squareMeterGuideLineRate": "169722.00",
  "squareFeetGuideLineRate": "15768.00"
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"igrFinalRate": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "assessmentNo": "Details not available \n",
  "taxPaidHolderName": "Details not available \n",
  "taxAmount": "Details not available \n",
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  "meterCardHolderName": "Mr. Rajubhai Kesharbhair Patel \n",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available \n",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  }
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
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},
"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1990",
  "fullDate": "1/1/1990"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "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": {
  "value": "Good",
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"buildingSpecification": {
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"label": "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",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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  "value": "ground",
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"yearOfConstructionAsPer": {
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  "label": "As per agreement"
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"isSiteVisitAllowed": true,
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"estimatedAge": "26",
"ageOfBuilding": "34",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "412.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Metro Station"
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routeMap_1721476047231_Image.png",
    "routeLat": "19.212611",
    "routeLng": "72.865667",
    "stationName": "Magathane ",
    "routeDistance": "800 Mtrs. "
  },
  "finalLatLng": {
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    "finallatLng": true
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  }
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    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
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  "potentialValueQty": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
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  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
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"bookValue": "0",
"finalValue": "8290676.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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},
"underConstruction": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
  },
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    "status": false
  },
  "externalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Internal Painting",
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  "isHideFloor": false,
  "status": false
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  "label": "External Painting",
  "floorsCompleted": "",
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "5281428.00",
  "selectedBuildUpValue": "412.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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  "path": "cases/6698e2ec2abbb93f33e8e588/
externallmg_1721452384700_WhatsApp_Image_20240720_at_102303_2.jpeg",
  "orientation": "portrait"
}
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"selfieWithSiteVisitImages": [],
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  {
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externallmg_1721452371385_WhatsApp_Image_20240720_at_102253_1.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "669b4754e4681c3f58239266",
    "name":
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    "path": "cases/6698e2ec2abbb93f33e8e588/
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "669b4760e4681c3f582392a3",
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    "path": "cases/6698e2ec2abbb93f33e8e588/
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    "orientation": "portrait"
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  {
    "status": false,
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    "name":
"externallmg_1721452384661_WhatsApp_Image_20240720_at_102258.jpeg",
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    "path": "cases/6698e2ec2abbb93f33e8e588/
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "669b4760e4681c3f582392ad",
    "name":
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    "path": "cases/6698e2ec2abbb93f33e8e588/
externallmg_1721452384684_WhatsApp_Image_20240720_at_102302_1.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "669b4754e4681c3f58239262",
    "name":
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    "path": "cases/6698e2ec2abbb93f33e8e588/
externallmg_1721452371373_WhatsApp_Image_20240720_at_102252_2.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "669b4760e4681c3f582392a8",
    "name":
"externallmg_1721452384665_WhatsApp_Image_20240720_at_102259.jpeg",
    "path": "cases/6698e2ec2abbb93f33e8e588/
externallmg_1721452384665_WhatsApp_Image_20240720_at_102259.jpeg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "23093.00",
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"max": "26119.00"
},
"builtUpRateRange": {
  "min": "19244.00",
  "max": "21766.00"
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"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
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},
"detailsOfValuation": {
  "presentValueOfFlat": {
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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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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "kitchenArrangements": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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  "superfineFinish": {
    "title": "Superfine finish",
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"quantity": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "412.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "6698e2ec2abbb93f33e8e588",
"ownerName": "Mr. Rajubhai Kesharbai Patel ",
"ownerPhoneNo": "9967788911",
"appAddress": "Flat no 604 6 th floor B- Wing Mahindra Vaibhav Sahaniwas Co-op
HSG Soc Ltd Aaha Nagar Near Thanku Complex Kandivali East Mumbai 400101",
"remark": "Contact Kevuin Education loan parsan ",
"documents": [
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{
  "documentType": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "inputs": {
    "documentDate": "04/09/2008",
    "from": {
      "value": "Vendor",
      "label": "Vendor"
    },
    "Vendor": "Mr. Shivaji Naran Dangodra & Mrs. Payal Shivaji Dangodra",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mr. Rajubhai Kesharshai Patel ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "7777 / 2008"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "726282",
  "path": "cases/6698e2ec2abbb93f33e8e588/document_1721294775475_1721294661937_BOI_Branch_Andheri__Rajubhai_Patel.pdf",
  "fileName": "document_1721294775475_1721294661937_BOI_Branch_Andheri__Rajubhai_Patel.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "12/01/1989",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
}

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"No": "CE / 5656 / BSII / AR"
},
"isHardCopy": false,
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Jul 20 2024 16:26:41 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "documentDate": "03/09/2008",
    "remark": "in the name of Mr. Rajubhai Kesharbai Patel issued by",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "21"
},
"isHardCopy": false,
"displayStatus": false,
"id": "456945",
"path": "cases/6698e2ec2abbb93f33e8e588/
document_1721473154503_Agreement.pdf",
"fileName": "document_1721473154503_Agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ee",
    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "16/09/2008",
    "remark": " in the name of Mr. Rajubhai Kesharbai Patel issued by Yardi Prabhu
Consultants Pvt. Ltd "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1721473282461_Old_Valuation_Report.pdf",
  "path": "cases/6698e2ec2abbb93f33e8e588/
document_1721473282461_Old_Valuation_Report.pdf",
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"id": "377905",
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"createdAt": "Sat Jul 20 2024 16:31:22 GMT+0530 (India Standard Time)"
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{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "98378224695 dated 01.06.2024 in the name of Mr. Rajubhai Kesharbhai Patel issued by Tata Power"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1721475889148_203228.pdf",
  "path": "cases/6698e2ec2abbb93f33e8e588/document_1721475889148_203228.pdf",
  "id": "322619",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Jul 20 2024 17:14:49 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "009985",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "671507",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jul 18 2024 15:09:56 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rajubhai Kesharbhai Patel ",
    "phone": "9967788911",
    "ownershipShare": "",
    "email": "",
    "id": "192016"
  }
],
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "688076",
    "name": "Living Room",
    "length": "14.50",
    "length1": "14",
    "length2": "6",
    "width": "9.67",
    "width1": "9",
    "width2": "8",
    "totalArea": "140.17",
    "images": [],
    "extraAreas": [],
    "finalArea": "140.17"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "4",
    "name": "Kitchen",
    "length": "",
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    "length2": "10",
    "width": "",
    "width1": "11",
    "width2": "0",
    "totalArea": "75.17",
    "images": [],
    "finalArea": "75.17",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "2",
    "name": "Bedroom",
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"length": "11.25",
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"width1": "10",
"width2": "00",
"totalArea": "112.50",
"images": [],
"extraAreas": [],
"finalArea": "112.50"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "WC",
  "length": "",
  "length1": "3",
  "length2": "9",
  "width": "",
  "width1": "2",
  "width2": "11",
  "totalArea": "10.94",
  "images": [],
  "finalArea": "10.94",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "29.40",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.40"
```

```
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "22.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "38.28",
    "totalAreaDocument": "412",
    "docBuiltpPercentage": "",
    "docFinalBUILTUp": "0.00",
    "docFinalBUILTUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "589288"
  }
],
"images": [],
"indicatorArr": [
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  "carpetArea": {
    "area": "416.67",
    "squareMeterArea": "38.71",
    "expectedRate": "23999.81",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "500.00",
    "squareMeterArea": "46.45",
    "expectedRate": "20000.00",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": true,
  "_id": "669b6f5935f7d73f39353d28",
  "property": "Purva Apartment, Asha Nagar, Kandivali East",
  "area": "500",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "Middle",
  "source": "Nobroker.com",
  "expectedPrice": "10000000",
  "expectedRate": "23999.81",
  "builtUpExpectedRate": "10000000",
  "image": "cases/6698e2ec2abbb93f33e8e588/
indicator_1721462083223_Image.png",
  "squareMeter": "46.45",
  "id": "634876"
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{
  "carpetArea": {
    "area": "485.00",
    "squareMeterArea": "45.06",
    "expectedRate": "23092.78",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "582.00",
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"squareMeterArea": "54.07",
"expectedRate": "19243.99",
"percentage": "20"
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"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"area": "485",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Middle",
"source": "Nobroker.com",
"expectedPrice": "11200000",
"expectedRate": "23092.78",
"builtUpExpectedRate": "19243.99",
"image": "cases/6698e2ec2abbb93f33e8e588/
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"id": "488075"
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{
  "carpetArea": {
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    "squareMeterArea": "34.68",
    "expectedRate": "26118.98",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "448.00",
    "squareMeterArea": "41.62",
    "expectedRate": "21765.63",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  }
}
```

```
    },
    "printlnReport": true,
    "_id": "669b6f5935f7d73f39353d2a",
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Near Thakur Complex, Village - Poisar , Municipality Ward No. R-South Ward ,
Kandivali (East), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 101, State -
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Name	Length	Width	Total
Composition :			

Living Room	14'6"	9'8"	140.17
Kitchen	6'10"	11'0"	75.17
Bedroom	11'3"	10'00"	112.50
WC	3'9"	2'11"	10.94
Bathroom	6'11"	4'3"	29.40
Passage	8'00"	2'9"	22.00
Other Composition :			