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{
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    "label": "Shop",
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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    },
    "firstName": "test",
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    "email": "0_default_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-1111111111"
  },
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"_id": "643a5702108b68389ed72f71",
"name": "Mumbai",
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Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Punjab National Bank",
  "displayName": "Punjab National Bank",
  "initial": "PNB",
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  "branchCode": "000048",
  "type": "BRANCH",
  "name": "Anushakti Nagar",
  "email": "bo1207@pnb.co.in",
  "mobileNo": "02225502495",
  "alternateMobileNo": null,
  "address": "BARC Road, Takshashila E, G.T.B.Nagar, Anushakti Colony, Anushakti
Nagar, \r\nMumbai- 400094, State - Maharashtra, Country - India",
  "ledgerName": "PNB - ANUSHAKTI NAGAR",
  "fax": null,
  "sendStructuralCertificate": "0"
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"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": {
  "_id": "60f7fcadf3dd69653a58d9d7",
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"staff": {
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    "_id": "60af3d172ffdf65bcd6585cd",
    "role": "PICKUPPERSON",
    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
    "workWithDocumentMaker": "",
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  },
  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Barkat",
    "email": "barkathodekar68@gmail.com",
    "lastName": "Hodekar",
    "mobileNo": "8879011615",
    "designation": "Site Engg",
    "shortName": "Barkat",
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    "firstName": "Binumon",
    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
    "shortName": "BS",
    "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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  },
  "maker": {
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        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
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    ]
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  "PANNo": "AEAPC7114Q",
  "role": "VALUER",
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  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
  "registrationNo": [
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      "dateTime": "2024-08-07",
      "remark": ""
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      "dateTime": "2024-08-07",
      "remark": "MANUAL_IN_TASK"
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    "label": false
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    "label": true
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  "label": false
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  "value": "Kurla",
  "label": true
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"plotNo": {
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  "label": true
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  "value": "",
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"wing": {
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  "value": "",
  "label": true
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  "value": "5893",
  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "label": true
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  "key": "suburb",
  "value": "",
  "label": false
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},
"flatSpecifications": {
  "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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  "label": "Glass door with MS Rolling Shutter"
},
"windows": {
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  "label": "N.A."
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"fittings": {
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  "label": "Concealed Electrification"
},
"finishing": {
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  "label": "Cement Plastering"
}
},
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  "ownership": {
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    "label": "Sole Ownership"
  },
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "M.G. Road & Jayant Arcade",
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  "east": "Information not available"
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    "east": "Passage",
    "south": "Shop No. 18",
    "west": "Lobby"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "At the time of inspection, shop is used as commercial office by owner in the name of Aadeshwar Enterprises (Manufacture & Traders of Sofa Sets & Furniture Items) As per site inspection, the composition of shop is having 1 Cabin + Staff working area.",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not verified",
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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "No",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationPercentage": "70.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "108526",
  "depreciatedBuildingRate": "826"
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"igrRate": {
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  "rate": "256500",
  "landRate": "86260",
  "igrImage": "cases/669f67ba522e015687d3f06a/igr_1723276659848_Image.png",
  "squareMeterGuideLineRate": "256500.00",
  "squareFeetGuideLineRate": "23830.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "53",
  "rate": "16396.00",
  "squareFeetGuideLineRate": "16396.00",
  "squareMeterGuideLineRate": "176487.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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"assessmentNo": "Information not available",
"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information 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"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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"month": "1",
"year": "1977",
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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": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
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"label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Previous_valuation_Report",
  "label": "As Per Previous valuation Report"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "47",
"totalLifeBuilding": "60",
"estimatedAge": "13",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "Ground",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "20"
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"finalPlinthArea": {
  "area": "288.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1723280457875_Image.png",
    "routeLat": "19.079130",
    "routeLng": "72.904446",
    "stationName": "Ghatkopar",
    "routeDistance": "1.3 km.",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
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      "id": "cnrg5",
      "name": "cnrg5",
      "image": "cases/669f67ba522e015687d3f06a/
routeMap_1723280279728_Image.png"
    }
  ],
  "valuation": {
    "fairMarketValue": {
      "costOfConstruction": "",
      "depreciationPercentage": "",
      "depreciatedCostOfConstruction": "",
      "totalFairMarketValue": ""
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"potentialValueQty": "0",
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"othersQty": "0",
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"totalothersRate": "0",
"finaltotal": "26046240.00",
"finalValue": "26046240.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
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"purchaseValueDocument": {
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    "label": "Deed Of Release"
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  "fileName": "document_1723282612047_Previous_Valuation_Report__2021.pdf",
  "documentDate": "07/06/2013",
  "from": {
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  "Releasers": "Smt. Mithiben Lakhamshi Chheda & Mr. Nilesh Lakhamshi Chheda",
  "to": {
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    "value": "Releasee",
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  },
  "Releasee": "Mr. Shailesh Lakhamshi Chheda"
},
"bookValue": "0"
},
"outward": {
  "status": false,
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},
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},
"underConstruction": {
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    "floorsCompleted": "",
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    "status": true
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    "isHideFloor": false,
    "status": false
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    "status": false
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    "status": false
  },
  "externalBrickWork": {
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"percentage": "0.00",
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "status": false
},
}
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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  "selectedBuildUpValue": "288.00",
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"selectedBuildUpMeasurementType": "Sq. Ft."
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    }
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    }
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lmg_1723049325078_1723049317302_image_4.jpeg",
      "orientation": "portrait"
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    "name": "Shop",
    "path": "cases/669f67ba522e015687d3f06a/externallmg_1723280014315_external
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66b72a8e4388d81213f591d3",
    "name": "Shop",
    "path": "cases/669f67ba522e015687d3f06a/externallmg_1723280014318_external
    lmg_1723049447139_1723049441045_image_5.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66b72a8e4388d81213f591d0",
    "name": "Shop",
    "path": "cases/669f67ba522e015687d3f06a/externallmg_1723280014314_external
    lmg_1723049445905_1723049441045_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66b74445c884d1123346b4ac",
    "name": "Shop",
    "path": "cases/669f67ba522e015687d3f06a/
    externallmg_r_1723286596822_Untitled.jpg",
    "orientation": "portrait"
  }
]
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"indicatorRange": {
  "carpetRateRange": {
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"min": "97496.00",
"max": "111112.00"
},
"builtUpRateRange": {
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  "max": "92593.00"
},
"saleableRateRange": {
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  "max": "77161.00"
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},
"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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    "isEditable": false
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  "wardrobes": {
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    "status": true,
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"title": "Superfine finish",
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"ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"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": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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},
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  "quantity": "",
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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
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"type": "CASE",
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  "label": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "240.00",
"empanelmentNo": [
  "REF:ZO: SAMD:1138"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "669f67ba522e015687d3f06a",
"ownerName": "Mr. Shailesh Lakhamshi Chheda",
"ownerPhoneNo": "9820422300",
"appAddress": "Shop no 17,Ground Floor,Savani Apartment, M.G.Road,Ghatkopar East",
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"remark": "",
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  {
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      "label": "Previous Valuation Report",
      "value": "60ae1248aa6d152c1801b2ee"
    },
    "inputs": {
      "documentDate": "01/07/2021",
      "remark": "in the name of Mr. Shailesh Lakhamshi Chheda"
    },
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    "fileName": "document_1721722804647_1721722698449_savani_valuations.pdf"
  },
  {
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    "inputs": {
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      "amount": "00",
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        "label": "Releasers"
      },
      "Releasers": "Smt. Mithiben Lakhamshi Chheda & Mr. Nilesh Lakhamshi Chheda",
      "to": {
        "value": "Releasee",
        "label": "Releasee"
      },
      "Releasee": "Mr. Shailesh Lakhamshi Chheda"
    },
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  },
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    "value": "60ae1264aa6d152c1801b371",
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Chheda.",
    "number": {
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      "label": "No"
    },
    "No": " 83"
  },
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  "fileName": "document_1723282719429_Previous_Valuation_Report__2021.pdf"
}
],
"caseNumber": "010101",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "701582",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jul 23 2024 13:50:10 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Shailesh Lakhamshi Chheda",
    "phone": "9820422300",
    "ownershipShare": "",
    "email": "",
    "id": "312181"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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},
  "id": "1",
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  "length": "",
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  "length2": "7",
  "width": "",
  "width1": "25",
  "width2": "1",
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  "images": [],
  "finalArea": "240.38",
  "extraAreas": []
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Previous Valuation Report",
      "value": "60ae1248aa6d152c1801b2ee"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "803399",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "240",
    "squareMeterArea": "22.3",
    "docFinalBuiltUp": "288",
    "docFinalBuiltUpSquareMeter": "26.76",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
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      "area": "450.00",
      "squareMeterArea": "41.81",
      "expectedRate": "111111.11",
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    "percentage": ""
  },
  "builtUpArea": {
    "area": "540.00",
    "squareMeterArea": "50.17",
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    "percentage": "20"
  },
  "saleableArea": {
    "area": "648.00",
    "squareMeterArea": "60.20",
    "expectedRate": "77160.49",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "66b7234a4388d81213f58aa6",
  "property": "Shop",
  "area": "450",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "square_yards",
  "expectedPrice": "50000000",
  "expectedRate": "111111.11",
  "builtUpExpectedRate": "92592.59",
  "image": "cases/669f67ba522e015687d3f06a/
indicator_1723276352034_Image.png",
  "squareMeter": "41.81",
  "id": "203663"
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{
  "carpetArea": {
    "area": "66.67",
    "squareMeterArea": "6.19",
    "expectedRate": "97495.13",
    "percentage": ""
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  "builtUpArea": {
    "area": "80.00",
    "squareMeterArea": "7.43",
    "expectedRate": "81250.00",
    "percentage": "20"
  },
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"area": "96.00",
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"expectedRate": "67708.33",
"percentage": "20"
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"property": "Shop",
"area": "80",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "6500000",
"expectedRate": "97495.13",
"builtUpExpectedRate": "6500000",
"image": "cases/669f67ba522e015687d3f06a/
indicator_1723276394220_Image.png",
"squareMeter": "7.43",
"id": "743037"
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{
"carpetArea": {
"area": "145.83",
"squareMeterArea": "13.55",
"expectedRate": "102859.49",
"percentage": ""
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"builtUpArea": {
"area": "175.00",
"squareMeterArea": "16.26",
"expectedRate": "85714.29",
"percentage": "20"
},
"saleableArea": {
"area": "210.00",
"squareMeterArea": "19.51",
"expectedRate": "71428.57",
"percentage": "20"
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"printlnReport": true,
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"property": "Shop",
"area": "175",
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"areaType": "Built_Up",
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"expectedPrice": "15000000",
"expectedRate": "102859.49",
"builtUpExpectedRate": "15000000",
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"squareMeter": "16.26",
"id": "361129"
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"externalImages": [
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"status": false,
"_id": "66b3a5414388d81213f3b0e8",
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"path": "cases/669f67ba522e015687d3f06a/
externallmg_1723049280867_1723049276284_image_0.jpeg",
"orientation": "portrait"
},
{
"type": "MEASUREMENT_IMAGE",
"status": false,
"_id": "66b3a5414388d81213f3b0ea",
"name": "externallmg_1723049281311_1723049276284_image_2.jpeg",
"path": "cases/669f67ba522e015687d3f06a/
externallmg_1723049281311_1723049276284_image_2.jpeg",
"orientation": "landscape"
},
{
"type": "MEASUREMENT_IMAGE",
"status": false,
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"name": "externallmg_1723049389568_1723049387707_image_0.jpeg",
"path": "cases/669f67ba522e015687d3f06a/
externallmg_1723049389568_1723049387707_image_0.jpeg",
"orientation": "portrait"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
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    "_id": "66b72a62da840b1214c50c89",
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    "path": "cases/669f67ba522e015687d3f06a/externalimg_1723279969881_external
mg_1723049322507_1723049317302_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66b72a62da840b1214c50c8a",
    "name": "externalimg_1723279969887_externalimg_1723049323039_17230493173
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    "path": "cases/669f67ba522e015687d3f06a/externalimg_1723279969887_external
mg_1723049323039_1723049317302_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66b72a62da840b1214c50c8b",
    "name": "externalimg_1723279969890_externalimg_1723049323737_17230493173
02_image_2.jpeg",
    "path": "cases/669f67ba522e015687d3f06a/externalimg_1723279969890_external
mg_1723049323737_1723049317302_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66b72a62da840b1214c50c8c",
    "name": "externalimg_1723279969896_externalimg_1723049324112_17230493173
02_image_3.jpeg",
    "path": "cases/669f67ba522e015687d3f06a/externalimg_1723279969896_external
mg_1723049324112_1723049317302_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66b72a62da840b1214c50c8d",
    "name": "externalimg_1723279969898_externalimg_1723049325078_17230493173
02_image_4.jpeg",
    "path": "cases/669f67ba522e015687d3f06a/externalimg_1723279969898_external
mg_1723049325078_1723049317302_image_4.jpeg",
    "orientation": "portrait"
  }
}
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  },
  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/669f67ba522e015687d3f06a/externallmg_1723279969903_externallmg_1723049325723_1723049317302_image_5.jpeg",
    "orientation": "portrait"
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{
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"updatedAt": "2024-08-10T11:33:19.774Z",
"__v": 0,
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},
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op. Hsg. Soc. Ltd., Plot No. 37, CTS No. 5893, TPS - III, M. G. Road, Rajawadi Naka,
Village - Ghatkopar-KIrol, Municipality Ward No. N, Taluka - Kurla, District - Mumbai
Suburban, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "60af3d172ffdf65bcd6585cd",
"contactPersonName": "Mr. Sachin Sawant",
"email": "",
"isExternal": "false",
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} Name	Length	Width	Total
Composition :			
Shop	9'7"	25'1"	240.38
Other Composition :			