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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Rahul",
    "type": "CREDITOFFICER",
    "_id": "6673d691772310133b21f966",
    "email": "bmmumn1332@centralbank.co.in",
    "lastName": "Sharma",
    "mobileNo": "",
    "workMobileNo": "9991555110"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
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  "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"
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"client": {
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  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "J B Nagar Branch",
  "branchCode": "",
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  "email": "bmmsro1332@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "City Point, Near Kohinoor Continental Hotel Andheri Kurla Road, Andher
East Mumbai 400059"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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    "lastName": "Bijlaney",
    "mobileNo": "9833016592",
    "shortName": "MB",
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    "_id": "65dee3f79a876858ab30487f",
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    "email": "saiprasadpatil1010@gmail.com",
    "lastName": "Patil",
    "mobileNo": "8830049996",
    "designation": "Valuation Engineer",
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  "rateVerifier": {
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    "mobileNo": "9765074720",
    "designation": "",
    "shortName": "SK",
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  }
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    "label": "Chartered Engineer"
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"tahsilNo": {
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  "value": "E",
  "label": true
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  "label": false
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  "label": true
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  "value": "",
  "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 tiles flooring"
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    "label": "Powder coated Aluminum sliding windows"
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"finishing": {
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  "label": "Cement Plastering"
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "west": "'G' Wing of Kanakia Sevens",
    "south": "'F' Wing of Kanakia Sevens",
    "east": "Open Space"
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  "asPerDocumentAgreement": {
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    "west": "By 90' D. P. Road",
    "south": "By Andheri Kurla Road & Mathura Das Vasanji Road",
    "east": "By Mithi River"
  },
  "unitBoundaries": {
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"east": "Passage",
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"west": "'G' Wing of Kanakia Sevens"
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  "east": "Information not available",
  "south": "Information not available",
  "west": "Information not available"
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  "taxies": {
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
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that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"igrRate": {
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  "squareMeterGuideLineRate": "172179.00",
  "squareFeetGuideLineRate": "15996.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "95",
  "rate": "15638.00",
  "squareFeetGuideLineRate": "15638.00",
  "squareMeterGuideLineRate": "168327.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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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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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per SRA norms",
  "tenantName": "",
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Coverd Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2020",
    "fullDate": "1/1/2020"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
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"qualityOfConstruction": {
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  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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    "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_occupancy_certificate",
    "label": "As per occupancy certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "56",
  "ageOfBuilding": "4",
  "noOfBasement": "3",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "19",
  "flatFloorNo": "10",
  "noOfLifts": "3",
  "noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
  "area": "578.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1722840930290_Image.png",
    "routeLat": "19.108506",
    "routeLng": "72.885018",
    "stationName": "Marol Naka",
    "routeDistance": "800m",
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      "label": "Railway Station"
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  }
},
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "suzqo",
    "name": "suzqo",
    "image": "cases/66a764e07a0b656fbbdc0815/
routeMap_1722840730528_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "number": "2307996",
  "dayCount": "2",
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "name": "Bedroom",
    "path": "cases/66a764e07a0b656fbbdc0815/externallmg_1722840420433_externa
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    "max": "28770.00"
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  "builtUpRateRange": {
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    "max": "23975.00"
  },
  "saleableRateRange": {
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    "status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"isExternalReport": false,
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"status": true,
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"paymentStatus": "PENDING",
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"ownerName": "Mrs. Priyanka Bertrand Dacruz Nee Ms. Priyanka Raju Kothari",
"ownerPhoneNo": "9819810145",
"appAddress": "E1001, Kanakia sevens,opposite Times Square, Saug Baug Andheri
east Marol, Mumbai 400059",
"remark": "banker needs to visit along with the engineer Rohit sir 8660228557",
"documents": [
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    "documentType": {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Mr. Kuldip Jagshi Gada",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      }
    }
  }
],
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"Transferee": "Mrs. Priyanka Bertrand Dacruz Nee Ms. Priyanka Raju Kothari & Mr. Bertrand John Dacruz",

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"Registration_No": "11392/2021"

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"fileName": "document_1722846137820_Sale_Deed__2021.pdf"

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"nameOfApprovingAuthority": {
"value": "Slum_Rehabilitation_Authority_(SRA)",
"label": "Slum Rehabilitation Authority (SRA)"

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"number": {
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"label": "No"

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    "label": "Slum Rehabilitation Authority (SRA)"
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"fileName": "document_1722846535126_CC.pdf"
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"caseHistory": [
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    "id": "840566",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jul 29 2024 15:16:08 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Priyanka Bertrand Dcruz Nee Ms. Priyanka Raju Kothari",
    "phone": "9819810145",
    "ownershipShare": "",
    "email": "",
    "id": "382040"
  },
  {
    "name": "Mr. Bertrand John Dcruz",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "306958"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"extraAreas": []
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    "label": "Square Feet"
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  "name": "Living Room",
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  "length2": "3",
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  "width2": "7",
  "totalArea": "24.65",
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  "length1": "6",
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  "width2": "8",
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  "width2": "7",
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  "width2": "9",
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  "extraAreas": []
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"externalReport": [],
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
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  },

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"id": "423967",
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"totalAreaDocument": "482",
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"docFinalBuiltUp": "578.4",
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"docBuiltupPercentage": "20",
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"expectedRate": "25402.73",
"percentage": ""
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"builtUpArea": {
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"expectedRate": "21168.94",
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"saleableArea": {
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  "builtUpArea": {
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    "percentage": "20"
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    "expectedRate": "0.00",
    "percentage": ""
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "13200000",
  "expectedRate": "27216.49",
  "builtUpExpectedRate": "22680.41",
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  "id": "568674"
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  "carpetArea": {
    "area": "504.00",
    "squareMeterArea": "46.82",
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"__v": 0,
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"fullAddress": "Residential Flat No. 1001, 10th Floor, Wing - E, Kanakia Sevens, Plot
No. 1, Sagbaug Road, Village - Marol, Municipality Ward No. K/E, Taluka - Andheri,
District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 059, State -
Maharashtra, India",
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"contactPersonName": "Mr. Bertrand John Dcruz",
"email": "",
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Passage + 2 Toilet",
"carpetTotal": "471.38",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
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"finalCarpetArea": "471.38",
"finalSalableArea": "565.66",
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"toBeAdded": "",
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Sale Area. The above calculations and detail measurements taken by us prove that the
Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the
Agreement for Sale area\n",
"siteMeasurementRemark": "",
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"finalAsPerArea": "Agreement for sale",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 482.00",
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"shopDetails": {
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  "roadFacing": false,
  "mall": false
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}

```

Name	Length	Width	Total
Composition :			
Bedroom	10'2"	11'8"	118.61
Living Room	18'8"	9'8"	180.44
Passage	3'2"	4'2"	13.19

Passage	3'3"	7'7"	24.65
Toilet	6'10"	3'8"	25.06
Toilet	4'2"	5'7"	23.26
Kitchen	7'4"	11'9"	86.17
Other Composition :			