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{
  "typeOfReport": {
    "label": "Gala",
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "64cb4e070faf29427aca4671"
    },
    "firstName": "Neha",
    "type": "CREDITOFFICER",
    "_id": "65d6e4d5cf7ad63a0afa958a",
    "lastName": "Khankal",
    "mobileNo": "",
    "workMobileNo": "7709307753",
    "email": "mcc813400@gmail.com"
  },
  "fees": {
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    "quotedAmount": ""
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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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  "type": "BANK",
  "name": "Punjab National Bank",
  "displayName": "Punjab National Bank",
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  "remark": "Temp",
  "status": true
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  "_id": "64cb4e070faf29427aca4671",
  "name": "MCC MW 2 Goregaon\t",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "mcc8134@pnb.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Rajnigandha Shopping Centre, 1st Floor, Krishna Vatika Marg, Opp.
Gokuldham Temple, Goregaon (E), Mumbai 400063"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Industrial"
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"zone": {
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  "_id": "60af6ae22ffdf65bcd65861d",
  "role": "PICKUPPERSON",
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  "lastName": "Misal",
  "mobileNo": "8422982721",
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  "workWithDocumentMaker": "",
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    "lastName": "Shaikh",
    "mobileNo": "8552884500",
    "designation": "",
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    "shortName": "VS",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
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  "maker": {
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    "role": "FRONTDESK",
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"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
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"type": "EMPLOYEE",
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"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
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"number": "[N]C.C.I.T/I -14/52/2008-09"
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  "label": false
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  "key": "landmark",
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  "label": true
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  "label": false
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"label": "R. C. C. Slab"
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  "label": "Vitrified Tile Flooring"
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  "label": "Teak Wood Door Framed with Glass Door"
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"windows": {
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  "label": "Aluminium Sliding Window "
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"fixtures": {
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  "label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
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"general": {
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    "label": "company ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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"north": "Internal Road / Nala",
"west": "Vivaan Hospital",
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    "west": "Details not available"
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  "asPerDocument": {
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    "east": "Marginal Space",
    "south": "Pocket Terrace",
    "west": "Marginal Space"
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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  "taxies": {
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "The Composition of Industrial Gala is Working Area + 2
Worker Rooms + 8 Toilets + Mezzanine Floor only. Height of Mezzanine floor is 6.8 ft. ",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
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"apfDetails": {
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  "compositions": []
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  "depreciatedCostOfConstruction": "8062.5",
  "depreciatedBuildingRate": "2162.5"
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"igrRate": {
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  "rate": "42800",
  "landRate": "3890",
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  "squareMeterGuideLineRate": "42800.00",
  "squareFeetGuideLineRate": "3976.00"
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"igrFinalRate": {
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  "depreciationPercentage": "91",
  "rate": "3651.00",
  "squareMeterGuideLineRate": "39298.00",
  "squareFeetGuideLineRate": "3651.00"
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    "label": "Industrial"
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"value": "Owner_Occupied",
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"taxAmount": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per VVCMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
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"marketability": {
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    "value": "Good",
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
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"label": "Plain Looking"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Normal"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceIssues": {
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  "label": "Information not available"
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"visibleDamageInBuilding": {
  "value": "Information_not_available",
  "label": "Information not available"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
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"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "10"
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  "area": "2097.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1731307184371_Image.png",
    "routeLat": "19.092294",
    "routeLng": "73.027680",
    "stationName": "Vasai Road",
    "routeDistance": "13 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
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      "name": "shgjn",
      "image": "cases/66cc6dfa0f117327db76b47a/
routeMap_1731307138068_Image.png"
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  ]
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"valuation": {
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"wardrobesRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "16908111.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "8350000.00",
"finalValue": "16908111.00",
"purchaseValueDocument": {
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
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  "displayStatus": true,
  "id": "325262",
  "path": "cases/66cc6dfa0f117327db76b47a/
document_1724673413045_1724673411540_Gala__201_agreement.pdf",
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"number": {
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  "label": "Document No"
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"Document_No": "1447 / 2021"
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},
"outward": {
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"window": {
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"flooringTillingKitchenPlatform": {
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      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [],
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    "orientation": "portrait"
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  "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": []
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"indicatorRange": {
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    "max": "0.00"
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  "builtUpRateRange": {
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    "max": "0.00"
  },
  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "RATE_VERIFY": false,
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  "CHECKER": false,
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  "PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"empanelmentNo": [
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"status": true,
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"ownerPhoneNo": "9309918892",
"appAddress": "Gala no 201 Bldg no Satvik Square industrial Park Sativali Vasai East
Plaghar 401208",
"remark": "",
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      "label": "Agreement for sale"
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    "inputs": {
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      "amount": "80,00,000.00",
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        "label": "Builder"
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      "Builder": "M/s. Nanda Infrastructures",
      "to": {
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    "label": "Document No"
  },
  "Document_No": "1447 / 2021"
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{
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    "label": "Maintenance Bill"
  },
  "inputs": {
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    "remark": "in the name of M/s. Solino International Pvt. Ltd. issued by Vasai Virar
City Municipal Corporation."
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "218384",
  "path": "cases/66cc6dfa0f117327db76b47a/
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  "fileName":
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    "label": "Electricity Bill"
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      "label": "Consumer No"
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  }
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      "label": "No"
    },
    "No": "470418"
  },
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  "id": "651807",
  "path": "cases/66cc6dfa0f117327db76b47a/
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  "fileName": "document_1724673527067_1724673524780_201_property_tax.pdf"
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    "value": "60ae124baa6d152c1801b2fd"
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  "inputs": {
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      "label": "Vasai Virar City Municipal Corporation"
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    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
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    "nameOfApprovingAuthority": {
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      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "VVCMC / OCC / 0401 / 0008 / 2015 - 2016 "
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  "fileName": "document_1724950089496_1724950085787_OC_Blue_Print_B1_NI_a
pproved_plan.pdf"
}
],
"caseNumber": "010837",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "231604",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Aug 26 2024 17:28:50 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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{
  "name": "M/s. Solino International Private Limited",
  "phone": "9309918892",
  "ownershipShare": "",
  "email": "",
  "id": "255382"
},
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "196417",
    "name": "Gala",
    "length": "4742.00",
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    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "4742.00",
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    "finalArea": "4742.00"
  }
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      "label": "Agreement for sale"
    },
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    "totalAreaDocument": "2097",
    "squareMeterArea": "194.82",
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"docBuiltupPercentage": "",
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"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"squareMeterArea": "105.60",
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"builtUpArea": {
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"squareMeterArea": "126.72",
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"saleableArea": {
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"squareMeterArea": "152.06",
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"area": "1364.00",
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"saleablePercentage": "20",
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"areaType": "Built_Up",
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"expectedRate": "6158.34",
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"id": "862103"
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  "builtUpArea": {
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    "squareMeterArea": "73.69",
    "expectedRate": "6555.72",
    "percentage": "20"
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"workType": "RATE_VERIFY",
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Industrial Park, Tungarphata, Near Nidhi Paradise, Plot No. A, Village - Sativali, Vasai,
Taluka - Vasai, District - Palghar, Vasai (East), PIN Code - 401 208, State -
Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Mr. Nandan Salian",
"email": "",
"isExternal": "false",
"isUrgent": "false",
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"builtupPercentage": "10",
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"finalSaleablePercentage": "0",
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    "value": "Free_Hold"
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"landOtherRate": "5900",
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Name	Length	Width	Total
Composition :			
Gala	4742'00"	1'00"	4742.00

Other
Composition :
