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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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    },
    "firstName": "Chandan",
    "type": "CREDITOFFICER",
    "_id": "662352e27e1d7332c882bb1a",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9815662027",
    "email": "1cmmumn0615@centralbank.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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17fa",
  "type": "BANK",
  "name": "Central Bank of India",
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  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b94c",
  "branchCode": "000026",
  "type": "BRANCH",
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  "email": "cmmumn0615@centralbank.co.in",
  "mobileNo": "022 2412 3500",
  "alternateMobileNo": "",
  "address": "T. T. Circle, Jame Jamshed Charity Building, Khodadad Circle, Tilak
Road, Dadar, Mumbai - 400 014, State - Maharashtra, Country - India.",
  "ledgerName": "Central Bank of India - Khodadad Circle",
  "fax": "",
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
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  "shortName": "SK",
  "email": "shyam@vastukala.org",
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  "role": "ACCOUNTANT",
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"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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    "number": "AM161706-3"
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  "value": "BANK"
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      "remark": ""
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  "value": "B",
  "label": true
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  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "label": true
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  "key": "selectNo",
  "value": "1002",
  "label": false
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  "key": "municipalityWardNo",
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "label": true
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  "value": "",
  "label": false
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    "label": "Proposed Teak wood door frame with flush doors"
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    "label": "Proposed Powder coated aluminium sliding windows"
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"fittings": {
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"finishing": {
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  "label": "Building Under Construction"
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Dalvi Building",
    "south": "Kapreshwar Krupa Building",
    "east": "Sitaram Poddar Road"
  },
  "asPerDocumentAgreement": {
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    "west": "By the property bearing CS No. 2222",
    "south": "By the property bearing CS No. 2241",
    "east": "By Sitaram Poddar Marg"
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  "west": "",
  "south": "",
  "east": ""
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  "west": "",
  "south": "",
  "east": ""
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"isDisplay": false,
"title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per Approved Plan Composition of flat is Living Room +
3 Bedrooms + Kitchen + Dinning + 3 Toilets (i.e 3BHK + 3 Toilets)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CHE / CTY / 0479 /
337 (NEW) Dated 30.12.2021 issued by Municipal Corporation of Greater Mumbai.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "landRate": "82060",
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  "squareMeterGuideLineRate": "176663.00",
  "squareFeetGuideLineRate": "16413.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "168250.00",
  "squareMeterGuideLineRate": "176663.00",
  "squareFeetGuideLineRate": "16413.00"
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"outgoingDetail": {
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    "label": "Middle Class"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential cum Commercial Purpose "
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "70,000/- Expected rental incomer per month",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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  "maintenanceOfFlat": "Building Under Construction"
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"partitions": {
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"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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"label": "Municipal Water Supply"
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"label": "Proposed, Yes"
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"carParking": "One Podium Car Parking",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
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"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2026",
"fullDate": "1/1/2026"
},
"planningArea": {
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"typeOfStructure": {
"value": "Proposed_RCC_Slab",
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  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
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  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"appearanceOfTheBuilding": {
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"visibleDamageInBuilding": {
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"label": "Building Under Construction"
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
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  "label": "Building Under Construction"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "2",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "54",
"flatFloorNo": "10",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "1307.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1727940589472_Image.png",
    "routeLat": "18.952427",
    "routeLng": "72.824886",
    "stationName": "Charni Road",
    "routeDistance": "2.2 Km",
    "routeStation": {
      "value": "Railway_Station",
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    "label": "Railway Station"
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"finalLatLng": {
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  "finallatlng": false
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"locationMapImg": [
  {
    "id": "3imiun",
    "name": "3imiun",
    "image": "cases/66de88be3389c50dfa6b0f78/
routeMap_1727940240835_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalinteriorDecorationsRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "27941500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "27941500.00"
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"outward": {
  "status": true,
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  "date": "Thu Oct 03 2024 15:35:04 GMT+0530 (India Standard Time)",
  "number": "2308496",
  "dayCount": "13",
  "monthCount": "36",
  "generatedBy": "60eeaeddf3dd69653a581316"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
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    "status": true
  },
  "fullBuildingRcc": {
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"floorsCompleted": "32",
"percentage": "22.06896551724138",
"isHideFloor": false,
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"internalBrickWork": {
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  "floorsCompleted": "32",
  "percentage": "3.86",
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"externalBrickWork": {
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  "percentage": "3.86",
  "isHideFloor": false,
  "status": true
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
}
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},
"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
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"internalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "floorsCompleted": "",
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  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
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  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": false
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"externalDevelopmentFinalFinishing": {
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"percentage": "0.00",
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  "floorsCompleted": "",
  "percentage": "39.79",
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  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "orientation": "portrait"
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  ],
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  "externalPhotos": [
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externalImg_1727261945532_1727261941332_image_2.jpeg",
      "orientation": "portrait"
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externalImg_1727261945800_1727261941332_image_7.jpeg",
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externallmg_1727261945609_1727261941332_image_3.jpeg",
      "orientation": "portrait"
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  "societyNameBoardImage": [],
  "compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "22903.00",
    "max": "26000.00"
  },
  "builtUpRateRange": {
    "min": "20821.00",
    "max": "21667.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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"quantity": "0.00",
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  "status": true,
  "isEditable": true
},
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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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  "isEditable": true
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  "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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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
  "SITE_INSPECTION": true,
  "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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"isExternalReport": false,
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"finalValuationArea": "1189.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66de88be3389c50dfa6b0f78",
"ownerName": "Mr. Pavanraj Javantraj Bokadia, Mrs. Reshmidevi Pavanraj Bokadia,
Mr. Girish Pavanraj Bokadia & Mrs. Kinjal Girish Bokadia",
"ownerPhoneNo": "9821692904",
"appAddress": "flat no - 1002,10th floor, B wing, Bldg Name - Krishvi escape,
Bhuleshwar road, Mumbai ",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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        "label": "Developers"
      },
      "Developers": "M/s. Shagun Bluekey Realty",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Pavanraj Javantraj Bokadia, Mrs. Reshmidevi Pavanraj Bokadia,
Mr. Girish Pavanraj Bokadia & Mrs. Kinjal Girish Bokadia",
      "number": {
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    "value": "No",
    "label": "No"
  },
  "No": "4012/2023"
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"fileName": "document_1726814703818_Flat_no_1002_Pavanraj_Bokadia.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
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},
"isHardCopy": false,
"displayStatus": false,
"id": "544092",
"path": "cases/66de88be3389c50dfa6b0f78/
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"fileName": "document_1727938181656_1727933969732_CC.pdf"
},
{
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "30/12/2021",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    }
  }
}
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    },
    "number": {
      "value": "No",
      "label": "No"
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    "No": "CHE / CTY / 0479 / 337 (NEW) "
  },
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  "displayStatus": false,
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  "path": "cases/66de88be3389c50dfa6b0f78/
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  "id": "976986",
  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Thu Oct 03 2024 12:38:39 GMT+0530 (India Standard Time)"
},
{
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51900023229"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1727939362429_1727933971100_RERA.pdf",
  "path": "cases/66de88be3389c50dfa6b0f78/
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  "id": "300258",
  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Thu Oct 03 2024 12:39:22 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "011103",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
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{
  "id": "448554",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Mon Sep 09 2024 11:03:50 GMT+0530 (India Standard Time)"
}
],
"owners": [
  {
    "name": "Mr. Pavanraj Javantraj Bokadia, Mrs. Reshmidevi Pavanraj Bokadia, Mr.
    Girish Pavanraj Bokadia & Mrs. Kinjal Girish Bokadia",
    "phone": "9821692904",
    "ownershipShare": "",
    "email": "",
    "id": "328669"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "120923",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "1189",
    "squareMeterArea": "110.46",
    "docFinalBuiltUp": "1307.9",
    "docFinalBuiltUpSquareMeter": "121.506",
    "docBultupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
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    "squareMeterArea": "106.28",
    "expectedRate": "22902.10",
    "percentage": ""
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  "builtUpArea": {
    "area": "1258.40",
    "squareMeterArea": "116.91",
    "expectedRate": "20820.09",
    "percentage": "10"
  },
  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "area": "1144",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "26200000",
  "expectedRate": "22902.10",
  "builtUpExpectedRate": "20820.09",
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  "id": "608278"
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{
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    "squareMeterArea": "76.09",
    "expectedRate": "23321.12",
    "percentage": ""
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  "builtUpArea": {
    "area": "900.90",

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"squareMeterArea": "83.70",
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"percentage": "10"
},
"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": ""
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"floor": "",
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"expectedPrice": "19100000",
"expectedRate": "23321.12",
"builtUpExpectedRate": "21201.02",
"image": "cases/66de88be3389c50dfa6b0f78/
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"id": "849035"
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    "squareMeterArea": "78.97",
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    "squareMeterArea": "94.76",
    "expectedRate": "21666.67",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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}
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},
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"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "22100000",
"expectedRate": "26000.00",
"builtUpExpectedRate": "21666.67",
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"id": "585403"
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{
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    "squareMeterArea": "111.48",
    "expectedRate": "25000.00",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "133.78",
    "expectedRate": "20833.33",
    "percentage": "20"
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  "saleableArea": {
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    "percentage": ""
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  "area": "1200",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
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"floor": "",
"source": "magic_bricks",
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"expectedRate": "25000.00",
"builtUpExpectedRate": "20833.33",
"image": "cases/66de88be3389c50dfa6b0f78/
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"id": "478226"
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externallmg_1727261945292_1727261941332_image_0.jpeg",
"orientation": "portrait"
},
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externallmg_1727261945466_1727261941332_image_1.jpeg",
"orientation": "portrait"
},
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"orientation": "portrait"
},
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  "orientation": "portrait"
},
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},
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  "orientation": "portrait"
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{
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"profilePhoto": "users\\60eeaeddf3dd69653a581316\
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"workType": "RATE_VERIFY",
"display": true,

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Mumbai, PIN - 400002, State - Maharashtra, India",
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  "value": "Retail",
  "label": "Retail"
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"email": "",
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Name	Length	Width	Total
Composition :			
Other Composition :			