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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
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    },
    "firstName": "Nisha",
    "type": "CREDITOFFICER",
    "_id": "661f43907e1d7332c87e10a7",
    "lastName": "Aswekar",
    "mobileNo": "",
    "workMobileNo": "9768319662",
    "email": "charkop@janasevabank.in"
  },
  "fees": {
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"organization": {
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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": "5fc6a0d8da3c631ed41d1836",
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  "initial": "JSB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "",
  "mobileNo": "02228683113",
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  "email": "charkop@janasevabank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Charkop Shivneri RDP-4 , Sector 5, Charkop, Kandiwali Westy, Mumbai
40007"
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"_id": "62691c48afd7d55eddecfda3",
"role": "MAKER",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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"role": "ACCOUNTANT",
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"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
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  "longitude": "72.82275104266468"
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  "visitedDate": [
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      "remark": "Site Visit Done Bhavika chavan"
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "India",
    "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": false
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  "value": "",
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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    "label": "Vitrified Tile Flooring"
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    "label": "Aluminium Open Windows"
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    "label": "Open Conduit Plumbing With Concealed Electrification"
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  "finishing": {
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    "label": "Cement Plastering"
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  },
  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  }
}
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},
"whetherCoveredUnderAnyState": {
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  "south": "Charkop Navayug Chsl",
  "east": "Internal Road & Shayam Sadan CHSL"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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  "asPerActual": {
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    "east": "Room No. 28",
    "south": "Open Passage & Room No. 3",
    "west": "Room No. 26"
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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"whichTheLocalityIsServed": {
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  "taxies": {
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  "auto": {
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    "empanelledOfApprovePlan": "N.A",
    "unauthorizedConstruction": "",
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    "compoundWall": ""
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  "landAndBuildingDetails": {
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    "documentsBuildingBoundaries": []
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  },
  "compositeRate": {
    "remark": "1.\tAs per Agreement, the property is of Ground Floor only. But as per site
inspection the Property is Ground + Mezzanine area. Construction permission for the
Mezzanine area is not provided, hence same is not considered for the purpose of
valuation. The said valuation is only of ground floor. <br />\n2.\tPrice indicators attached
to the report are for entire residential apartment.\n",
    "depreciationPercentage": "55.5",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "10",
    "depreciatedCostOfConstruction": "18890",
    "depreciatedBuildingRate": "890"
  },
  },
  "igrRate": {
    "propertyName": "Residential Room",
    "rate": "134700",
    "landRate": "58260",
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    "squareMeterGuideLineRate": "134700.00",
    "squareFeetGuideLineRate": "12514.00"
  },
  },
  "igrFinalRate": {
    "floorRatePercentage": "0",
    "depreciationPercentage": "63",
    "rate": "9886.00",
    "squareFeetGuideLineRate": "9886.00",
    "squareMeterGuideLineRate": "106417.00"
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  "outgoingDetail": {
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  },
  },

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  "label": "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 MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Poor"
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  "anyFavouringForExtraPotentialValue": "Located at Developing Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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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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    "label": "Yes"
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"qualityOfConstruction": {
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"materialUsedList": {
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"buildingSpecification": {
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"label": "Standard"
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"structuralSafety": {
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"label": "Good"
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"protAgainstNatDis": {
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
"value": "Information_not_available",
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_agreement",
"label": "As per agreement"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "23",
"ageOfBuilding": "37",
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"noOfPodium": "",
"noOfAmenityFloors": "",
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"noOfFloors": "1",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "46"
},
"finalPlinthArea": {
  "area": "269.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66ed1871364a0f4dac128a88/
routeMap_1727162357784_Image.png",
    "routeLat": "19.221556",
    "routeLng": "72.831563",
    "stationName": "Shimpoli ",
    "routeDistance": "1.4 Km",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "yntmj",
    "name": "yntmj",
    "image": "cases/66ed1871364a0f4dac128a88/
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  }
]
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"valuation": {
  "fairMarketValue": {
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"depreciatedCostOfConstruction": "",
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"wardrobesQty": "0",
"showcasesQty": "0",
"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5081410.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "5081410.00"
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"outward": {
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  "date": "Tue Sep 24 2024 16:25:55 GMT+0530 (India Standard Time)",
  "number": "2308335",
  "dayCount": "18",
  "monthCount": "341",
  "generatedBy": "60eeaeddf3dd69653a581316"
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"rateVerify": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "internalPlastering": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "percentage": "0.00",
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}
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    "name": "Living Room",
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},
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "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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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "269.00",
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Heeranna Ayanna Pogale",
"ownerPhoneNo": "9892166451",
"appAddress": "ROOM NO A-27 PLOT NO 417 PARNKUTI CHS LTD NEAR BMC
SCHOOL SECTOR 4 CHARKOP KANDIVALI WEST MUMBAI 400067\n",
"remark": "Site Visit Done Bhavika chavan",
"documents": [
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    }
  },

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"inputs": {
  "documentDate": "15/11/2010",
  "remark": "Between Mr. Chandrakant Vithal Kate (Vendor) & Mr. Heeranna Ayanna
Pogale (Purchaser)"
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    "label": "Society Share Certificate"
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  "inputs": {
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    "remark": "issued by Charkop (1) Parnakuti Co-op. Hsg. Soc. Ltd.",
    "to": {
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      "label": "purchaser"
    },
    "purchaser": "Mr. Heeranna Ayanna Pogale",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "27"
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  "path": "cases/66ed1871364a0f4dac128a88/
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  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Tue Sep 24 2024 12:27:16 GMT+0530 (India Standard Time)"
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"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Fri Sep 20 2024 12:08:41 GMT+0530 (India Standard Time)"
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],
"owners": [
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"name": "Mr. Heeranna Ayanna Pogale",
"phone": "9892166451",
"ownershipShare": "",
"email": "",
"id": "912750"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"label": "Square Feet"
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"id": "402387",
"name": "Living Room",
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"length2": "9",
"width": "15.50",
"width1": "15",
"width2": "6",
"totalArea": "151.12",
"images": [],
"extraAreas": [],
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},
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"measurementType": {
"value": "Square_Feet",
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"name": "Kitchen",
"length": "4.50",
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    "label": "Square Feet"
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  "length": "9.42",
  "length1": "9",
  "length2": "5",
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  "width2": "6",
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  "extraAreas": [],
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      "label": "Square Feet"
    },
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    "totalAreaDocument": "269",
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    "docSaleablePercentage": ""
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"percentage": ""
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"squareMeterArea": "24.99",
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"percentage": "20"
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"squareMeterArea": "39.48",
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"percentage": "20"
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"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "7000000",
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"builtUpExpectedRate": "7000000",
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  "builtUpArea": {
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    "expectedRate": "26800.00",
    "percentage": "20"
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    "expectedRate": "0.00",
    "percentage": ""
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  }
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externalImg_1726828871870_1726828859884_image_0.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
```

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externalImg_1726829021481_1726828835075_image_12.jpeg",
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  },
  {
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processingDocuments/1727157271396_DECLARATION_DEED.pdf",
    "size": "6200503",
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```

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},
"fullAddress": "Residential Flat No. Room No. A-27, Ground Floor, Charkop (1)
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Parnkuti Co-op. Hsg. Soc. Ltd., Plot No. 417, Sector 4, RSC - 41, Charkop, Village - Kandivali, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban, 400067, State - Maharashtra, India",

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"updatedBy": "60eeaeddf3dd69653a581316",
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"email": "",
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"isUrgent": "false",
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"finalBuiltUpPercentage": "0",
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  "leaseFrom": "",
  "leaseTo": "",
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  "leaseDate": ""
}
}
}

```

Name	Length	Width	Total
Composition :			
Living Room	9'9"	15'6"	151.12
Kitchen	4'6"	9'6"	42.75
Toilet	9'5"	4'6"	42.37
Other Composition :			