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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Nitin",
    "type": "CREDITOFFICER",
    "_id": "64e46b7adaae6a1c980e0079",
    "lastName": "Thorat",
    "mobileNo": "",
    "workMobileNo": "9626954598",
    "email": "nitin.thorat@centralbank.co.in"
  },
  "fees": {
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    "expectedFees": 3242.2725,
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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": {
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  "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",
  "name": "Khodadad Circle Dadar (East) Branch",
  "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": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"staff": {
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "648fcad91b499c2d52dc86f3",
  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "role": "ACCOUNTANT",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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  "role": "MAKER",
  "firstName": "Jayaraja",
  "email": "jayaraja@vastukala.org",
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"lastName": "Acharya",
"mobileNo": "9867664219",
"designation": "",
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  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
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  "shortName": "SK",
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\profilePhoto_1626255068979_Shyma_Photo.jpg"
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "number": "IBBI/RV/07/2018/10366"
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    "label": "Chartered Engineer"
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  "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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  "audioNotes": []
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "value": "Kiroi",
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  "value": "",
  "label": true
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  "key": "city",
  "value": "Ghatkopar (West), Mumbai",
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  "label": false
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  "value": "B",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "hissaNo",
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  "label": true
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  "key": "CTSNo",
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  "key": "selectNo",
  "value": "B/501",
  "label": false
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  "key": "municipalityWardNo",
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  "value": "",
  "label": false
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  "key": "SRO",
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  "key": "postalCode",
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  "name": "Suburb",
  "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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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "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"
  },
  "asPerActualAgreement": {
    "north": "Open Space / Residential Building",
    "west": "Childrens Play Garden ",
    "south": "Internal Road / Jagruti Metro Station",
    "east": "Nala / Saraswati Vidya Mandir School"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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  "unitBoundaries": {
    "asPerActual": {
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      "east": "Lift",
      "south": "Flat No. 503",
      "west": "Staircase"
    }
  },
}
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  "south": "Information not available",
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  "buses": {
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "27",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "729",
  "depreciatedCostOfConstruction": "19271.00",
  "depreciatedBuildingRate": "1971"
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"igrRate": {
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"propertyName": "Residential Flat",
"rate": "128300",
"landRate": "51530",
"igrImage": "cases/66f14a21a5b2b7c17497e861/igr_1728038574741_Image.png",
"squareMeterGuideLineRate": "134715.00",
"squareFeetGuideLineRate": "12515.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "82",
  "rate": "11124.00",
  "squareFeetGuideLineRate": "11124.00",
  "squareMeterGuideLineRate": "119742.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Seller Occupied"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "Property Tax No. NX0711950230024",
  "taxPaidHolderName": "Kantilal S. Mota (Flat Seller)",
  "taxAmount": "Rs. 3743/-",
  "electricityServiceConnectionNo": "Consumer Number (CA No.): 9000 0034 2591",
  "meterCardHolderName": "Kantilal Shankerji Mota (Flat Seller)",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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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": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2006",
    "fullDate": "1/1/2006"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Normal"
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"materialUsedList": {
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  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
}
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"provisionOfFirefighting": {
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  "label": "Information not available"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "18",
"totalLifeBuilding": "60",
"estimatedAge": "42",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "718.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66f14a21a5b2b7c17497e861/
routeMap_1728101386248_Image.png",
    "routeLat": "19.093010",
    "routeLng": "72.902466",
    "stationName": "Jagruti Nagar",
    "routeDistance": "140m",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
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"showLocation": {
  "latlng": false,
  "finallatlng": false
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"locationMapImg": [
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    "id": "3n4zz3k",
    "name": "3n4zz3k",
    "image": "cases/66f14a21a5b2b7c17497e861/
routeMap_1728043676419_Image.png"
  }
]
},
"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "status": false
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      "orientation": "portrait"
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      "path": "cases/66f14a21a5b2b7c17497e861/externallmg_1728043469595_externallmg_1727951770046_1727951762894_image_1.jpeg",
      "orientation": "portrait"
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      "status": false,
      "_id": "66ffd9ce554d3e0d4630c280",
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    "path": "cases/66f14a21a5b2b7c17497e861/externallmg_1728043469618_externa
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874_image_14.jpeg",
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    "name": "Living Room",
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llmg_1727951775346_1727951762894_image_9.jpeg",
    "orientation": "portrait"
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llmg_1727951811158_1727951804874_image_0.jpeg",
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    "name": "Living Room",
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    "name": "Living Room",
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llmg_1727951832005_1727951804874_image_3.jpeg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66f14a21a5b2b7c17497e861/externallmg_1728043503730_externa
llmg_1727951839475_1727951804874_image_9.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/66f14a21a5b2b7c17497e861/externallmg_1728043503744_externa
llmg_1727951867266_1727951804874_image_13.jpeg",
    "orientation": "portrait"
  }
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"indicatorRange": {
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  "builtUpRateRange": {
    "min": "15041.00",
    "max": "18657.00"
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  "saleableRateRange": {
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    "max": "0.00"
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
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"isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "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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"isExternalReport": false,
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"ownerName": "Mrs. Rameshwari Ramdas Kanase ",
"ownerPhoneNo": "9167713396",
"appAddress": "flat no - 501, B wing, shree Odhavram co - operative housing society
Ltd, plot no - 23, Near - Saraswati vidya mandir school, Bhatwadi, Ghatkopar - West ",
"remark": "contact - Hemant \n Wednesday - report required ",
"documents": [
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    "label": "Agreement for sale"
  },
  "inputs": {
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    "from": {
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    },
    "Transferor": "Mr. Kantilal Shankerji Mota & Mrs. Ramila Kantilal Mota",
    "to": {
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      "label": "Transferee"
    },
    "Transferee": "Mrs. Rameshwari Ramdas Kanase & Mr. Hemant Ramdas Kanase",
    "number": {
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      "label": "Registration No"
    },
    "Registration_No": " 24318/2024"
  },
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    "label": "Full Occupation Certificate"
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  "inputs": {
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      "label": "Municipal Corporation of Greater Mumbai"
    }
  }
}
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  "displayStatus": false,
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  "path": "cases/66f14a21a5b2b7c17497e861/
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  "fileName": "document_1728045914230_Full_OC.pdf"
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{
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    "label": "Share Certificate "
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  "inputs": {
    "documentDate": "11/09/2010",
    "remark": " bearing Nos. 116 to 120 having 5 Shares of Rs. 50/- each in the name
of Mr. Kantilal Shankerji Mota & Mrs. Ramila kantilal Mota issued by Shree Odhavram
Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 24"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "799929",
  "path": "cases/66f14a21a5b2b7c17497e861/
document_1728046035429_Share_Certificate.pdf",
  "fileName": "document_1728046035429_Share_Certificate.pdf"
},
{
  "documentType": {
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    "label": "Society NOC Letter"
  },
  "inputs": {
    "documentDate": "04/09/2024",
    "remark": " regarding no objection for sell/transfer of right title & interest in Flat No.
B-501 by Mr. Kantilal S. Mota & Mrs. Ramila Kantilal Mota in favour of Mrs. Rameshwari
```

Ramdas kinase & Mr. Hemant Kanase."

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  },
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  "path": "cases/66f14a21a5b2b7c17497e861/document_1728046155506_NOC.pdf",
  "fileName": "document_1728046155506_NOC.pdf"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CE/5739/BPES/AN "
},
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  "displayStatus": false,
  "id": "962350",
  "path": "cases/66f14a21a5b2b7c17497e861/document_1728046225019_CC.pdf",
  "fileName": "document_1728046225019_CC.pdf"
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    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "26/02/2024",
    "number": {
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      "label": "Connection No"
    }
  },
  "Connection_No": " 9000 0034 2591 "
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  "isHardCopy": false,
  "displayStatus": false,
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"id": "250665",
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"fileName": "document_1728046265063_E_Bill.pdf"
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    "value": "60ae124daa6d152c1801b306",
    "label": "Property Tax"
  },
  "inputs": {
    "documentDate": "26/02/2024",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": " NX0711950230024 "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "792786",
  "path": "cases/66f14a21a5b2b7c17497e861/
document_1728046338086_Tax_Bill.pdf",
  "fileName": "document_1728046338086_Tax_Bill.pdf"
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"caseNumber": "011413",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
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    "id": "348696",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Sep 23 2024 16:29:45 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Rameshwari Ramdas Kanase ",
    "phone": "9167713396",
    "ownershipShare": "",
    "email": "",
    "id": "888544"
  },
  {
    "name": "Mr. Hemant Ramdas Kanase",
    "phone": "",

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"email": "",
"ownershipShare": "",
"id": "142368"
}
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"proposePurchasers": [],
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"label": "Square Feet"
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"name": "Living Room",
"length": "14.75",
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"length2": "9",
"width": "10.75",
"width1": "10",
"width2": "9",
"totalArea": "158.56",
"images": [],
"extraAreas": [],
"finalArea": "158.56"
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "1",
"name": "Kitchen",
"length": "7.42",
"length1": "7",
"length2": "5",
"width": "8.17",
"width1": "8",
"width2": "2",
"totalArea": "60.57",
"images": [],
"extraAreas": [],
"finalArea": "60.57"
},
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"measurementType": {
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  "width1": "7",
  "width2": "10",
  "totalArea": "26.76",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.76"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "14.67",
  "length1": "14",
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  "width1": "9",
  "width2": "7",
  "totalArea": "140.55",
  "images": [],
  "extraAreas": [],
  "finalArea": "140.55"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "3.58",
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  "length2": "7",
  "width": "7.08",
  "width1": "7",
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"width2": "1",
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"images": [],
"extraAreas": [],
"finalArea": "25.38"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Bedroom",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "14.42",
  "width1": "14",
  "width2": "5",
  "totalArea": "139.36",
  "images": [],
  "extraAreas": [],
  "finalArea": "139.36"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "6",
  "name": "Passage",
  "length": "3.50",
  "length1": "3",
  "length2": "6",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
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      "lastName": "Kajvilkar",
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Kiroil, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400
084, State - Maharashtra, India",
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"contactPersonName": "Mr. Kantilal Shankerji Mota",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
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```

Name	Length	Width	Total
Composition :			

Living Room	14'9"	10'9"	158.56
Kitchen	7'5"	8'2"	60.57
Passage	3'5"	7'10"	26.76
Bedroom	14'8"	9'7"	140.55
Toilet	3'7"	7'1"	25.38
Bedroom	9'8"	14'5"	139.36
Passage	3'6"	4'2"	14.58
Toilet	3'9"	6'10"	25.62
Other Composition :			