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    "RVDSValues": true,
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  "toAssess": {
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    "firstName": "Pranav Bharat",
    "type": "CREDITOFFICER",
    "_id": "66825d2bced8830bbeceb2e75",
    "email": "agmmumn0595@centralbank.co.in",
    "lastName": "Patil",
    "mobileNo": "",
    "workMobileNo": "8390956006"
  },
  "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"
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  "remark": "Temp",
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  "fax": "",
  "ledgerName": "",
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Municipal Office Building, Andheri (East), Mumbai - 400 069"
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"role": "PICKUPPERSON",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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  "visitedDate": [
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  "value": "Andheri (West)",
  "label": false
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  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"whetherCoveredUnderAnyState": {
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"west": "Western Express Highway ",
"south": "Shree Krishna Complex ",
"east": "Dalia Industrial Estate "
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"asPerDocumentAgreement": {
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"south": "Details not available ",
"east": "Details not available "
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  "privateCars": {
    "title": "Private Cars"
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},
"extraDetailOfProperty": "The Composition of Commercial Unit is Cabin + 1 Toilet &
Loft consist 2 Cabins + 1 Toilet. The Height of Loft is 5.62 Sq. Ft. ",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CHE / 9812 / BSII /
AK dated 02.09.2013 issued by MCGM. ",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "i)As there are no permission documents are available for the Loft, it is not
considered for the purpose of valuation. We have considered the area as per
agreement.<br />ii) At the time of site visit, external renovation work of Building is in
progress. ",
  "depreciationPercentage": "45",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "37040",
  "depreciatedBuildingRate": "1540"
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  "rate": "216220",
  "landRate": "116090",
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "3236.00",
  "squareMeterGuideLineRate": "34827.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
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  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1994",
  "fullDate": "1/1/1994"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
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"materialUsedList": {
  "value": "Good",
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"buildingSpecification": {
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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    "value": "ground",
    "label": "Ground"
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  "yearOfConstructionAsPer": {
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    "label": "As per agreement"
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  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "30",
  "ageOfBuilding": "30",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "3",
  "flatFloorNo": "1",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "31"
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"finalPlinthArea": {
  "area": "355.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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    "routeMapImg": "cases/66f27370ba8a41d153b01fcf/
routeMap_1727774251324_Image.png",
    "routeLat": "19.136028",
    "routeLng": "72.832639",
    "stationName": "Lower Oshiwara ",
    "routeDistance": "550 Mtrs. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
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  "type": "Point"
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"showLocation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"finaltotal": "10963840.00",
"distressValuePercentage": "80",
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"outward": {
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  "date": "Tue Oct 01 2024 15:17:55 GMT+0530 (India Standard Time)",
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  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
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    "status": true
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    "status": false
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  "fullBuildingRcc": {
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    "status": false
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    "isHideFloor": false,
    "status": false
  }
}
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},
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"window": {
  "label": "Window",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
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"externalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
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  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
}
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externallmg_r_1727236662084_TimePhoto_20240924_162656.jpg",
      "orientation": "landscape"
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "landscape"
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      "orientation": "landscape"
    },
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      "orientation": "portrait"
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    {
      "status": false,
      "_id": "66f38a28fcad932b0b138b4b",
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    "name": "externallmg_r_1727236647979_TimePhoto_20240924_160644.jpg",
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "status": false,
    "_id": "66f38a360e53f82b0c5f497c",
    "name": "externallmg_r_1727236662072_TimePhoto_20240924_160731.jpg",
    "path": "cases/66f27370ba8a41d153b01fcf/
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    "orientation": "portrait"
  },
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    "status": false,
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    "name": "externallmg_r_1727236662073_TimePhoto_20240924_160751.jpg",
    "path": "cases/66f27370ba8a41d153b01fcf/
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    "orientation": "portrait"
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    "path": "cases/66f27370ba8a41d153b01fcf/
externallmg_r_1727236662076_TimePhoto_20240924_162422.jpg",
    "orientation": "portrait"
  },
  {
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    "_id": "66f38a360e53f82b0c5f4984",
    "name": "externallmg_r_1727236662077_TimePhoto_20240924_162508.jpg",
    "path": "cases/66f27370ba8a41d153b01fcf/
externallmg_r_1727236662077_TimePhoto_20240924_162508.jpg",
    "orientation": "portrait"
  },
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    "status": false,
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    "name": "externallmg_r_1727236662082_TimePhoto_20240924_162655.jpg",
    "path": "cases/66f27370ba8a41d153b01fcf/
externallmg_r_1727236662082_TimePhoto_20240924_162655.jpg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "66f38a360e53f82b0c5f498a",
    "name": "externallmg_r_1727236662087_TimePhoto_20240924_162734.jpg",
    "path": "cases/66f27370ba8a41d153b01fcf/
externallmg_r_1727236662087_TimePhoto_20240924_162734.jpg",
    "orientation": "landscape"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "34246.00",
    "max": "43190.00"
  },
  "builtUpRateRange": {
    "min": "28538.00",
    "max": "35992.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
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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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "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
},
"extraCollapsibleGates": {
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"title": "Extra collapsible gates / grill works etc",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "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": false,
  "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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"createCase": "false",
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"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "296.00",
"empanelmentNo": [
  "SMRO /CREDIT/2017-18/1311"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66f27370ba8a41d153b01fcf",
"ownerName": "M/s. Pace Pharmatech Pvt. Ltd.",
"ownerPhoneNo": "9821199802",
"appAddress": "Unit no 109 First floor Karik Complex New Link Road Village
Oshiwara Andheri West Mumbai 400053",
"remark": "visit time Engg ko bolo Approval Plan copy ka photo Leneko Jagdish sir ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "03/12/2009",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mrs. Sunita Bhagwan Gehani & Mr. Bhagwan Gurbux Gehani",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "M/s. Pace Pharmatech Pvt. Ltd.",
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  },

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"No": "12348 / 2009"
},
"isHardCopy": false,
"displayStatus": true,
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"id": "947386",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Oct 01 2024 12:02:24 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "02/09/2013",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CHE / 9812 / BSII / AK"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1727764834879_Approved_PLAN.pdf",
"path": "cases/66f27370ba8a41d153b01fcf/
document_1727764834879_Approved_PLAN.pdf",
"id": "668361",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Oct 01 2024 12:10:34 GMT+0530 (India Standard Time)"
}
],
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"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "784017",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Sep 24 2024 13:38:16 GMT+0530 (India Standard Time)"
  }
]
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}
],
"owners": [
  {
    "name": "M/s. Pace Pharmatech Pvt. Ltd.",
    "phone": "9821199802",
    "ownershipShare": "",
    "email": "",
    "id": "631392"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "229459",
    "name": "Working Area",
    "length": "11.58",
    "length1": "11",
    "length2": "7",
    "width": "26.67",
    "width1": "26",
    "width2": "8",
    "totalArea": "308.89",
    "images": [],
    "extraAreas": [],
    "finalArea": "308.89"
  }
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Loft",
      "value": "Loft"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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"width1": "11",
"width2": "7",
"totalArea": "235.53",
"images": [],
"extraAreas": [
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      "label": "Square Feet"
    },
    "_id": "66fbb7da3e2a52530bc9ea4d",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "5.33",
    "length1": "5",
    "length2": "4",
    "width": "3.67",
    "width1": "3",
    "width2": "8",
    "totalArea": "19.56"
  }
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"finalArea": "255.09",
"percentageBeforeTotal": "255.09",
"percentage": "100"
},
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "27.50",
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"totalAreaDocument": "296",
"docBuiltpUpPercentage": "20",
"docFinalBuiltpUp": "355.20",
"docFinalBuiltpUpSquareMeter": "33.00",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "906612"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "301.00",
"squareMeterArea": "27.96",
"expectedRate": "43189.37",
"percentage": ""
},
"builtUpArea": {
"area": "361.20",
"squareMeterArea": "33.56",
"expectedRate": "35991.14",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printInReport": true,
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"property": "Unit",
"area": "301",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "13000000",
"expectedRate": "43189.37",
"builtUpExpectedRate": "35991.14",
"image": "cases/66f27370ba8a41d153b01fcf/
indicator_1727687479135_Image.png",
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"squareMeter": "27.96",
"id": "573472"
},
{
  "carpetArea": {
    "area": "229.17",
    "squareMeterArea": "21.29",
    "expectedRate": "37090.37",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "275.00",
    "squareMeterArea": "25.55",
    "expectedRate": "30909.09",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66fbd0e5d03c6a0f3e4b53dc",
  "property": "Unit",
  "area": "275",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "8500000",
  "expectedRate": "37090.37",
  "builtUpExpectedRate": "8500000",
  "image": "cases/66f27370ba8a41d153b01fcf/
indicator_1727688110551_Image.png",
  "squareMeter": "25.55",
  "id": "696634"
},
{
  "carpetArea": {
    "area": "265.00",
    "squareMeterArea": "24.62",
    "expectedRate": "35849.06",
    "percentage": ""
  },
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},
"builtUpArea": {
  "area": "318.00",
  "squareMeterArea": "29.54",
  "expectedRate": "29874.21",
  "percentage": "20"
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"saleableArea": {
  "area": "0.00",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printInReport": true,
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"property": "Unit",
"area": "318",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "9500000.00",
"expectedRate": "35849.06",
"builtUpExpectedRate": "9500000.00",
"image": "cases/66f27370ba8a41d153b01fcf/
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"squareMeter": "29.54",
"id": "242866"
},
{
  "carpetArea": {
    "area": "353.33",
    "squareMeterArea": "32.83",
    "expectedRate": "34245.61",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "424.00",
    "squareMeterArea": "39.39",
    "expectedRate": "28537.74",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Unit",
  "area": "424",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "12100000.00",
  "expectedRate": "34245.61",
  "builtUpExpectedRate": "12100000.00",
  "image": "cases/66f27370ba8a41d153b01fcf/
indicator_1727688225946_Image.png",
  "squareMeter": "39.39",
  "id": "781875"
}
],
"externalImages": [
  {
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    "status": false,
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    "name": "externalImg_r_1727236647970_TimePhoto_20240924_160532.jpg",
    "path": "cases/66f27370ba8a41d153b01fcf/
externalImg_r_1727236647970_TimePhoto_20240924_160532.jpg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
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      "lastName": "Sarmalkar",
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"updatedAt": "2024-10-01T10:38:17.318Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
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"fullAddress": "Commercial Unit No. 109, 1st Floor, Kartik Complex, Kuber Kartik New
Link Road Premises Co-Op. Soc. Ltd. , Plot No. D-1 to D-5, CTS No. 628 to 632, New
Link Road, Village - Oshiwara, Andheri (West), Taluka - Andheri , District - Mumbai
Suburban, PIN - 400 053, State - Maharashtra, Country - India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Mr. Sanjay Agarwal",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
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"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 296.00",
"flatRate": "38300",
"landOtherRate": "35500",
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"builtupPercentage": "10",
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"extendOfSiteRemark": "",
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"finalCarpetArea": "563.98",
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"otherCarpetTotal": "255",
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"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 309.00\nLoft Area in Sq. Ft. =
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"toBeAdded": "",
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"otherCompositionCarpetTotal": "255.09",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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    "leasePeriod": 0,
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"reportGeneratedDate": "Tue Oct 01 2024 13:59:10 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-09-24"
}

```

Name	Length	Width	Total
Composition :			
Working Area	11'7"	26'8"	308.89
Other Composition :			
Loft	20'4"	11'7"	235.53