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{
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  "toAssess": {
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    "firstName": "Trupti",
    "type": "CREDITOFFICER",
    "_id": "66a4edbc0787405cd3be1aa",
    "email": "andheri@bankofbaroda.com",
    "lastName": "Kapur",
    "mobileNo": "",
    "workMobileNo": "9819683040"
  },
  "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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  "initial": "BOB",
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  "email": "andher@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
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"lastName": "Moozhickal",
"mobileNo": "9930252906",
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        "label": "Registered Valuer"
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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    "label": "Chartered Engineer"
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  "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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different tenants\nunit no. 107 access is closed and provided access from 108 and both
unit 107 and 108 is occupied by same tenant"
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  "key": "SRO",
  "value": "",
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  "value": "Andheri (East)",
  "label": false
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  "doors": {
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    "label": "MS Rolling Shutter"
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    "label": "M.S. Grill Fixed Windows"
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    "label": "company ownership"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Details not available",
    "east": "Details not available"
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      "south": "Passage",
      "west": "Unit No. 105"
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    "asPerDocument": {
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    "south": "Details not available",
    "west": "Details not available"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per Site Inspection unit No. 106, 107 & 108 are owned by M/s.R.K.Metal Works, presently unit Industrial Unit No. 106 is independent unit rented to Shivshakti Enterprices and Unit No. 107 & 108 are internally amalgamated with two separate entrances, at present entrance from Unit No. 107 is temporarily closed and entry is presently used from Unit No. 108 only and unit is rented to Techno Seal. For the purpose of valuation, we have considered area as per Deed of Transfer of Unit No. 106 & 107 only.",
"dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not verified",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "As per Site Inspection unit No. 106, 107 & 108 are owned by M/s.R.K.Metal Works, presently unit Industrial Unit No. 106 is independent unit rented to Shivshakti Enterprices and Unit No. 107 & 108 are internally amalgamated with two separate entrances, at present entrance from Unit No. 107 is temporarily closed and

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entry is presently used from Unit No. 108 only and unit is rented to Techno Seal. For the purpose of valuation, we have considered area as per Deed of Transfer of Unit No. 106 & 107 only.",

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"rate": "150740",
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"squareFeetGuideLineRate": "14004.00"
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"igrFinalRate": {
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"floorSpaceIndex": "As per MCGM norms",
"tenantName": "Unit No. 106 - Tenant Occupied - Shivshakti Enterprises\nUnit No.
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107 - Tenant Occupied Techno Seal",
  "maintenanceOfFlat": "Normal"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "1975",
    "fullDate": "1/1/1975"
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  "planningArea": {
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    "label": "Industrial"
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  "label": "R.C.C. Foundation"
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"buildingSpecification": {
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"protAgainstNatDis": {
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  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
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"value": "1",
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"visibleDamageInBuilding": {
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"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "49",
"totalLifeBuilding": "60",
"estimatedAge": "11",
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"noOfAmenityFloors": "",
"noOfFloors": "1",
"flatFloorNo": "1",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "27"
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"routeLng": "72.885700",
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},
"finalLatLng": {
  "coordinates": [
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  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
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    "id": "sc6lzb",
    "name": "sc6lzb",
    "image": "cases/66ff7a5c9f017e71bbf941f0/
routeMap_1729166670543_Image.png"
  }
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "kitchenArrangementsQty": "0",
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"distressValuePercentage": "80",
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"bookValueDocument": null,
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"bookValue": "0"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Fri Oct 18 2024 10:41:00 GMT+0530 (India Standard Time)",
  "number": "2308679",
  "dayCount": "3",
  "monthCount": "219",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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"floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Internal Brick Work",
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
  "label": "External Plastering",
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  "isHideFloor": false,
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"door": {
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  "percentage": "0.00",
  "isHideFloor": false,
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"window": {
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  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
  "label": "External Painting",
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  "label": "Electrification, Plumbing, Sanitary Installation",
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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"percentage": "0.00",
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"status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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"guidelineDetails": {
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  "selectedBuildUpValue": "1509.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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externallmg_1728105081387_1728105047048_image_12.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "path": "cases/66ff7a5c9f017e71bbf941f0/
externallmg_1728105014087_1728104992316_image_11.jpeg",
      "orientation": "portrait"
    }
  ],
  {

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    "status": false,
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externallmg_1728105001781_1728104992316_image_7.jpeg",
    "orientation": "portrait"
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    "path": "cases/66ff7a5c9f017e71bbf941f0/
externallmg_1728105061024_1728105047048_image_9.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "orientation": "portrait"
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    "status": false,
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    "name": "Working Area",
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  },
  {
    "status": false,
    "_id": "6700ca3c554d3e0d46310cee",
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    "name": "Working Area",
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externallmg_1728104997028_1728104992316_image_1.jpeg",
    "orientation": "portrait"
  },
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    "name": "Working Area",
    "path": "cases/66ff7a5c9f017e71bbf941f0/
externallmg_1728104997840_1728104992316_image_2.jpeg",
    "orientation": "portrait"
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    "name": "Working Area",
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externallmg_1728104998487_1728104992316_image_3.jpeg",
    "orientation": "portrait"
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    "name": "Working Area",
    "path": "cases/66ff7a5c9f017e71bbf941f0/
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    "orientation": "portrait"
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    "name": "Working Area",
    "path": "cases/66ff7a5c9f017e71bbf941f0/
externallmg_1728104999711_1728104992316_image_6.jpeg",
    "orientation": "portrait"
  },
  {
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    "name": "Working Area",
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externallmg_1728105003979_1728104992316_image_8.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6700ca3c554d3e0d46310cf7",
    "name": "Working Area",
    "path": "cases/66ff7a5c9f017e71bbf941f0/
externallmg_1728105007161_1728104992316_image_9.jpeg",
    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "16604.00",
    "max": "23972.00"
  },
  "builtUpRateRange": {
    "min": "13836.00",
    "max": "19977.00"
  },
  "saleableRateRange": {
    "min": "11530.00",
    "max": "16647.00"
  }
},
"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
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  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
  }
}
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"isEditable": true
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"showcases": {
  "title": "Showcases",
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  "status": true,
  "isEditable": true
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"kitchenArrangements": {
  "title": "Kitchen arrangements",
  "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": {
  "title": "Interior Decorations",
  "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
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"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": {
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  "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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
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"value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1509.00",
"empanelmentNo": [
  "ZO:MZ:ADV:44:620"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "SIGNEDREPORTATTACH",
"paymentStatus": "RECEIVED",
"invoiceIds": [],
"paymentIds": [
  "67120d54fd439c34722c0818"
],
"_id": "66ff7a5c9f017e71bbf941f0",
"ownerName": "M/s. R. K. Metal Works ",
"ownerPhoneNo": "9223375204",
"appAddress": "Gala no 106 107 1 St floor Amar Industrial Premieres K A Road Saki
Naka Andheri East Mumbai 400072",
"remark": "unit no. 106 and unit no.107 are separate units and occupied by different
tenants\nunit no. 107 access is closed and provided access from 108 and both unit 107
and 108 is occupied by same tenant",
"documents": [
  {
    "documentType": {
      "value": "60ae125baa6d152c1801b348",
      "label": "Deed of Transfer"
    },
    "inputs": {
      "documentDate": "05/09/1997",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "M/s. Pacopack",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "M/s. R. K. Metal Works"
    }
  },
  "isHardCopy": false,
  "displayStatus": true,
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"id": "241615",
"path": "cases/66ff7a5c9f017e71bbf941f0/
document_1728018986663_1728018983462_Sc gala_no106107.pdf",
"fileName": "document_1728018986663_1728018983462_Sc gala_no106107.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CE / 3866 / B.S. III Dated 07.01.1975"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "809066",
  "path": "cases/66ff7a5c9f017e71bbf941f0/document_1728019020302_1728019017
951_AMAR_INDUSTRIES_OCCUPATION_CERTIFICATE_1.pdf",
  "fileName": "document_1728019020302_1728019017951_AMAR_INDUSTRIES_O
CCUPATION_CERTIFICATE_1.pdf"
},
{
  "documentType": {
    "value": "60ae12a0aa6d152c1801b483",
    "label": "site Details"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1728131827254_84297.pdf",
  "path": "cases/66ff7a5c9f017e71bbf941f0/document_1728131827254_84297.pdf",
  "id": "958384",
  "uploadedBy": "64dc7184ccaf1e7b7f637f47",
  "createdAt": "Sat Oct 05 2024 18:07:13 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "011609",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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{
  "id": "724458",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Fri Oct 04 2024 10:47:16 GMT+0530 (India Standard Time)"
}
],
"owners": [
  {
    "name": "M/s. R. K. Metal Works ",
    "phone": "9223375204",
    "ownershipShare": "",
    "email": "",
    "id": "390747"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Working Area",
    "length": "",
    "length1": "15",
    "length2": "3",
    "width": "",
    "width1": "42",
    "width2": "8",
    "totalArea": "650.67",
    "images": [],
    "finalArea": "650.67",
    "extraAreas": []
  },
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Working Area",
    "length": "15.42",
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"length2": "5",
"width": "42.75",
"width1": "42",
"width2": "9",
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"extraAreas": [],
"finalArea": "659.06"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae125baa6d152c1801b348",
    "label": "Deed of Transfer"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "727161",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "1509",
  "squareMeterArea": "140.19",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBultupPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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  "carpetArea": {
    "area": "516.67",
    "squareMeterArea": "48.00",
    "expectedRate": "19354.71",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "620.00",
    "squareMeterArea": "57.60",
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"expectedRate": "16129.03",
"percentage": "20"
},
"saleableArea": {
  "area": "744.00",
  "squareMeterArea": "69.12",
  "expectedRate": "13440.86",
  "percentage": "20"
},
"printInReport": true,
"_id": "6703db16ba5e64b24a30c117",
"property": "Gala",
"area": "620",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "10000000",
"expectedRate": "19354.71",
"builtUpExpectedRate": "10000000",
"image": "cases/66ff7a5c9f017e71bbf941f0/indicator_1728305612095_Image.png",
"squareMeter": "57.60",
"id": "275365"
},
{
  "carpetArea": {
    "area": "584.03",
    "squareMeterArea": "54.26",
    "expectedRate": "23971.37",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "700.83",
    "squareMeterArea": "65.11",
    "expectedRate": "19976.31",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "841.00",
    "squareMeterArea": "78.13",
    "expectedRate": "16646.85",
    "percentage": "20"
  },
  "printInReport": true,
```



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  "_id": "6703db16ba5e64b24a30c118",
  "property": "Gala",
  "area": "841",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Saleable",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "14000000",
  "expectedRate": "16646.848989298454",
  "builtUpExpectedRate": "19976.31",
  "image": "cases/66ff7a5c9f017e71bbf941f0/indicator_1728305665444_Image.png",
  "squareMeter": "78.13",
  "id": "203943"
},
{
  "carpetArea": {
    "area": "873.33",
    "squareMeterArea": "81.14",
    "expectedRate": "16603.12",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1048.00",
    "squareMeterArea": "97.36",
    "expectedRate": "13835.88",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1257.60",
    "squareMeterArea": "116.83",
    "expectedRate": "11529.90",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "6703db16ba5e64b24a30c119",
  "property": "Gala ",
  "area": "1048",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "14500000",
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"expectedRate": "16603.12",
"builtUpExpectedRate": "14500000",
"image": "cases/66ff7a5c9f017e71bbf941f0/indicator_1728305773829_Image.png",
"squareMeter": "97.36",
"id": "722025"
},
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  "carpetArea": {
    "area": "515.14",
    "squareMeterArea": "47.86",
    "expectedRate": "16791.55",
    "percentage": ""
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  "builtUpArea": {
    "area": "618.17",
    "squareMeterArea": "57.43",
    "expectedRate": "13992.91",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "741.80",
    "squareMeterArea": "68.92",
    "expectedRate": "11660.83",
    "percentage": "20"
  },
  "printInReport": true,
  "_id": "6703db16ba5e64b24a30c11a",
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No. 720, Kurla Andheri Road, Sakinaka, Village - Mohili, Andheri (East), Taluka - Kurla,
District - Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra,
India",
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"email": "",
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"siteVisitContactNo": "9228338626",
"siteVisitDate": "2024-10-05",
"buildingServicesRate": "2500",
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Area in Sq.Ft - Unit No. 107 : 659.06\n",
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"otherCompositionSaleableTotal": "0.00",
"reportGeneratedDate": "Fri Oct 18 2024 11:32:02 GMT+0530 (India Standard Time)"
}

```

Name	Length	Width	Total
Composition :			
Working Area	15'3"	42'8"	650.67
Working Area	15'5"	42'9"	659.06
Other Composition :			