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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
    "branch": {
      "_id": "63ae7335191f7b344b004725"
    },
    "firstName": "Kamal R",
    "type": "CREDITOFFICER",
    "_id": "6716053ae73f0c3db52c0f1d",
    "email": "vjgore@bankofbaroda.com",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "8657744604"
  },
  "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": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "JAWAHAR NAGAR-2 BRANCH- GOREGAON (WEST) ",
  "branchCode": "",
  "mobileNo": "022-28770825",
  "alternateMobileNo": "",
  "email": "vjgore@bankofbaroda.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "_id": "60af6ae22ffdf65bcd65861d",
  "role": "PICKUPPERSON",
  "firstName": "Sunil",
  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Krishna",
  "email": "krishnagawade9@gmail.com",
  "lastName": "Gawde",
  "mobileNo": "9821646373",
  "designation": "Site Engg",
  "shortName": "Krishna",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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  "role": "FRONTDESK",
  "firstName": "Bhavika",
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  "lastName": "chavan",
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  "designation": "Site Engineer",
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"valuersRegistrationNumber": [
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"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
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"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
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  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "37",
  "label": false
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  "label": true
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  "value": "Borivali (West)",
  "label": false
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"flatSpecifications": {
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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 Framed with Glass Door"
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  "windows": {
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"label": "Powder coated Aluminum sliding windows with M. S. Grills"
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "label": "Cement Plastering + POP Finish"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Semi Urban"
  },
  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Ganjawala Shopping Centre",
    "south": "Ganjawala complex",
    "east": "Shankar Niwas CHSL"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
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  "south": "-",
  "west": "-"
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"isDisplay": false,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"dateOfIssusApprovePlan": "As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
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"compositions": []
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  "depreciationPercentage": "70.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "21826",
  "depreciatedBuildingRate": "826"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "156900",
  "landRate": "72470",
  "igrImage": "cases/672c7b3ee709dbb55a854e7d/igr_1731147593044_Image.png",
  "squareMeterGuideLineRate": "156900.00",
  "squareFeetGuideLineRate": "14577.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "53",
  "rate": "10890.00",
  "squareFeetGuideLineRate": "10890.00",
  "squareMeterGuideLineRate": "117218.00"
},
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  "propertyTypeOfUseList": {
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    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available",
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"floorSpaceIndex": "As per MCGM norms",
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1977",
    "fullDate": "1/1/1977"
  },
  "planningArea": {
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"label": "Residential"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
  "value": "Good",
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"maintenancelssues": {
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "13",
"ageOfBuilding": "47",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "1",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "575.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Deed of Transfer"
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"routeMap": {
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"routeLat": "19.234704",
"routeLng": "72.856382",
"stationName": "Borivali",
"routeDistance": "850 Mts.",
"routeStation": {
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
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    "id": "jogjxs",
    "name": "jogjxs",
    "image": "cases/672c7b3ee709dbb55a854e7d/
routeMap_1731151428030_Image.png"
  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "12549950.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "12549950.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Nov 09 2024 12:06:32 GMT+0000 (Coordinated Universal Time)",
  "number": "2308984",
  "dayCount": "15",
  "monthCount": "69",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
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  "rccPlinth": {
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  "floorsCompleted": "",
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  "status": false
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  "status": true
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  {

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  "builtUpRateRange": {
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    "max": "25000.00"
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  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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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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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerName": "Mr. Rrahul Jitendra Shah & Mr. Sumit Jitendra Shah",
"ownerPhoneNo": "9930275053",
"appAddress": "Flat no 37 1 St floor Bldg no 2 A-wing Borivali Ganjawala CHSL
Ganjawala Apartment Borivali West Mumbai 400092",
"remark": "contact person Amit ",
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      "label": "Deed of Transfer"
    },
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      "from": {
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        "label": "Vendor"
      },
      "Vendor": "M/s. Vimal Construction Co.",
      "to": {
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        "label": "Purchaser"
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    },
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31799_Bob_no_2_jawahar_Nagar_Rahul_J_Shah__contact_Amit_9930275053.pdf",
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  },
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
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      "label": "No"
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  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Sat Nov 09 2024 10:46:26 GMT+0000 (Coordinated Universal Time)"
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"caseNumber": "012214",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 07 2024 08:33:02 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
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    "phone": "9930275053",
    "ownershipShare": ""
  }
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"length2": "00",
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"builtUpArea": {
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"squareMeterArea": "53.42",
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  "builtUpArea": {
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    "expectedRate": "25000.00",
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"areaType": "Built_Up",
"floor": "",
"source": "https://www.99acres.com/",
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"builtUpExpectedRate": "25000000",
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Ganjawala Co-op. Hsg. Soc. Ltd., S. V. P. Road, Village - Eksar, Borivali (West), Taluka
- Borivali, District - Mumbai Suburban, Mumbai, PIN - 400 092, State - Maharashtra,
India",
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"ownershipShare": "",
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Name	Length	Width	Total
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Sitting Room	25'00"	19'5"	485.42
<hr/> Other Composition :			
<hr/>			