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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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      "_id": "64353bf7a99b2228209dbc5f"
    },
    "firstName": "Vaijayanti ",
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    "_id": "64353bf7a99b2228209dbc61",
    "lastName": "Khade",
    "mobileNo": "",
    "workMobileNo": "0000000000",
    "email": "vjbhiw@bankofbaroda.com"
  },
  "fees": {
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    "discussWithPerson": "",
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    "quotedAmount": ""
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  "_id": "6418456a96b58848585f8cb2",
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
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  "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": "old Jakatnaka Branch\t",
  "branchCode": "",
  "mobileNo": "02522252724\t",
  "alternateMobileNo": "",
  "email": "vjbhiw@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Old Jakatnaka Branch , SHop No 1 & 2, Konark Arcade, Near Bhiwandi
Municipal Corporation, Bhiwandi, 4211302"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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  "zoneName": "Mumbai Zone"
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"staff": {
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Vinita",
  "email": "vinita.surve@vastukala.org",
  "lastName": "Surve",
  "mobileNo": "9820652818",
  "designation": "",
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  "workWithDocumentMaker": "",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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"number": "AM161706-3"
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  "fatherName": "Baburao"
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},
"clientType": {
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  "label": "BANK"
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  "longitude": "73.04315958999459"
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    "value": "Carpet"
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"compositionFlatType": {
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  "label": true
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  "value": "",
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  "label": true
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"buildingName": {
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  "value": "",
  "label": true
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  "key": "street1",
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  "value": "Bhiwandi Station Road",
  "label": false
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  "key": "landmark",
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Mahavir Chowk, Anjurphata",
  "label": false
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  "name": "Wing",
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  "value": "",
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  "label": true
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  "key": "newSurveyNumber",
  "value": "159, Hissa No. 8 & Municipal House No. 1384",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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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"
  },
  "flooring": {
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    "value": "VerifiedTileFlooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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    "value": "Concealed_Plumbing_with_Conduit_&_Concealed_Electrical_wiring"
  },
  "finishing": {
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    "label": "Cement Plastering with POP false Ceiling"
  }
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"general": {
  "ownership": {
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}
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"populationClassList": {
  "label": "Middle Class",
  "value": "MiddleClass"
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"townplanApprovedByList": {
  "value": "Bhiwandi_Nizampur_Municipal_Council",
  "label": "Bhiwandi Nizampur Municipal Council"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Parking Area",
  "west": "Internal Road / Sumtinath Building",
  "south": "Bhiwandi Railway Station Road",
  "east": "Open Plot"
},
"asPerDocumentAgreement": {
  "north": "Land of S. No. 160",
  "west": "Bhiwandi Anjur Road",
  "south": "Land of S. No. 105 & Railway Line",
  "east": "Land of S. No. 159 & Hissa No. 10"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Flat No. 403 & 404",
    "east": "Staircase",
    "south": "Flat No. 402",
    "west": "Lift"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "isDisplay": false,
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"whichTheLocalityIsServed": {
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"taxies": {
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"auto": {
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"privateCars": {
  "title": "Private Cars"
}
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received 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": [],
  "compositions": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "6186",
  "depreciatedBuildingRate": "1586"
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"igrRate": {
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  "rate": "39700",
  "landRate": "8600",
  "igrImage": "cases/673c38a0572e264e521487c5/igr_1732336281637_Image.png",
  "squareMeterGuideLineRate": "39700.00",
  "squareFeetGuideLineRate": "3688.00"
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"igrFinalRate": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "Owner_Occupied"
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  "monthlyRent": "N.A.",
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  "taxPaidHolderName": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per BNMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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"value": "6\"_Thk._Brick_Masonry"
},
"waterTank": {
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  "value": "MunicipalWaterSupply"
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"pavementLaid": {
  "label": "No",
  "value": "No"
},
"carParking": "Stilt / Open Parking",
"constructionWorkStatus": {
  "label": "Completed",
  "value": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1998",
  "fullDate": "1/1/1998"
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"planningArea": {
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"typeOfStructure": {
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  "value": "R.C.C._Framed_Structure"
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  "label": "R.C.C. Foundation"
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"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
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"structuralSafety": {
"value": "Good",
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"label": "Information not available"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "Information_not_available",
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},
"visibleDamageInBuilding": {
"value": "Information_not_available",
"label": "Information not available"
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"systemOfAirConditioning": {
"value": "Information_not_available",
"label": "Information not available"
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"provisionOfFirefighting": {
"value": "1",
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},
"groundStilt": {
"label": "Stilt",
"value": "stilt"
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},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "34",
"ageOfBuilding": "26",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "830.01",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/673c38a0572e264e521487c5/
routeMap_1732339195948_Image.png",
    "routeLat": "19.270833",
    "routeLng": "73.043295",
    "stationName": "Bhiwandi Road",
    "routeDistance": "350M",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
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    0
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  "type": "Point"
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  "finallatLng": false
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},
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    "name": "pr6lk",
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  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
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  "status": false
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  "status": false
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    "orientation": "landscape"
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    "path": "cases/673c38a0572e264e521487c5/
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    "orientation": "portrait"
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    "orientation": "portrait"
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      "orientation": "landscape"
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      "orientation": "landscape"
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  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
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    "max": "9028.00"
  },
  "builtUpRateRange": {
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    "max": "7524.00"
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  "saleableRateRange": {
    "min": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "830.01",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"ownerName": "Mr. Jatan Velji Gada & Mrs. Alpa Jatan Gada",
"ownerPhoneNo": "9822675204",
"fullAddress": "Residential Flat No. 401, 4th Floor, Building No 4, Suparshwanath,
Suparshwanath Co-Op. Hsg. Soc. Ltd., Subh Shanti Complex, Bhagwan Mahavir
Chowk, Anjurphata, Mumbai Agra Road, Bhiwandi Station Road, Village - Kamatghar,
Taluka - Bhiwandi , District - Thane, PIN Code - 421 302 , State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "label": "Agreement"
    },
    "inputs": {
      "documentDate": "15/05/2009",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Shalibhadra Enterprises",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      }
    }
  }
]
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  },
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Nov 23 2024 06:05:11 GMT+0000 (Coordinated Universal Time)"
},
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  "documentType": {
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Bhiwandi_Nizampur_Municipal_Council",
      "label": "Bhiwandi Nizampur Municipal Council"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "TP / 31"
},
  "isHardCopy": false,
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  "id": "879184",
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  "createdAt": "Sat Nov 23 2024 06:07:03 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "25/11/1998",
    "nameOfApprovingAuthority": {
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    "value": "Bhiwandi_Nizampur_Municipal_Council",
    "label": "Bhiwandi Nizampur Municipal Council"
  },
  "number": {
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    "label": "No"
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  "No": "TP / 1197"
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"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Sat Nov 23 2024 06:11:53 GMT+0000 (Coordinated Universal Time)"
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{
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    "label": "Society Share Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
      "label": "SOCIETY"
    },
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Mr. Jatan Velji Gada & Mrs. Alpa Jatan Gada",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "08"
  },
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  "displayStatus": true,
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  "id": "683878",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Nov 23 2024 06:16:13 GMT+0000 (Coordinated Universal Time)"
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    "label": "Society Letter"
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    "nameOfApprovingAuthority": {
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      "label": "SOCIETY"
    }
  }
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  "path": "cases/673c38a0572e264e521487c5/
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Nov 23 2024 06:18:19 GMT+0000 (Coordinated Universal Time)"
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    "label": "Previous Valuation Report"
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  "inputs": {
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    "remark": " issued by Vastukala Consultant(I) Pvt. Ltd"
  }
}
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    "fileName": "document_1732342825030_Previous_Valuation_Report.pdf"
  }
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  "value": "Retail",
  "label": "Retail"
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"caseNumber": "012454",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 19 2024 07:05:04 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Jatan Velji Gada & Mrs. Alpa Jatan Gada",
    "phone": "9822675204",
    "ownershipShare": "",
    "email": "",
    "id": "993511"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    }
  },
  {
    "_id": "673eec87e077c54e53260660",
    "area": "827",
    "providedByName": "Mr. Jatan Velji Gada & Mrs. Apla Jatan Gada",
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"providedByContactNo": "9822675204"
}
],
"composition": [
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    "value": "Square_Feet"
  },
  "id": "445470",
  "name": "Living Room",
  "length": "1.00",
  "length1": "1",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "1.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "1.00"
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    "value": "Square_Feet"
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "247.00"
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    "value": "Square_Feet"
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  "id": "2",
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"name": "Bedroom",
"length": "16.00",
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"width2": "00",
"totalArea": "160.00",
"images": [],
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  "id": "3",
  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "17.00",
  "width1": "17",
  "width2": "00",
  "totalArea": "187.00",
  "images": [],
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  "finalArea": "187.00"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
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  "name": "Kitchen",
  "length": "12.00",
  "length1": "12",
  "length2": "0",
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"extraAreas": []
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  "length": "5.00",
  "length1": "5",
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  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "30.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.00"
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    "value": "Square_Feet"
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  "width1": "4",
  "width2": "00",
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  "extraAreas": [],
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"percentage": ""
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"builtUpArea": {
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"percentage": "20"
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"floor": "",
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"expectedPrice": "6500000",
"expectedRate": "9027.78",
"builtUpExpectedRate": "7523.15",
"image": "cases/673c38a0572e264e521487c5/
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  "builtUpArea": {
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    "squareMeterArea": "88.30",
    "expectedRate": "6313.13",
    "percentage": "20"
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  "builtUpArea": {
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"builtUpExpectedRate": "6913.95",
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    "expectedRate": "5934.72",
    "percentage": "20"
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    "path": "cases/673c38a0572e264e521487c5/
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      "firstName": "Priyanka",
      "lastName": "Pawar",
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    "status": true,
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"updatedAt": "2024-11-23T06:40:48.525Z",
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"addressForMap": "",
"caseReferredBy": "6006d4ce5080a310ac1fdfc2",
"contactPersonName": "Mr. Jatan Velji Gada",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"reald": "",
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"briefDescOfProperty": "2 Bedroom + 2 Living Room + Kitchen + Bathroom + WC +
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"otherCarpetTotal": "0.00",
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"buildingServicesRate": "2600",
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"landOtherRate": "4600",
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  "mall": false
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"landDetails": {
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"reportGeneratedDate": "Sat Nov 23 2024 05:12:38 GMT+0000 (Coordinated
Universal Time)"
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Name	Length	Width	Total
Composition :			
Living Room	1'00"	1'00"	1.00
Living Room	13'00"	19'00"	247.00
Bedroom	16'00"	10'00"	160.00
Bedroom	11'00"	17'00"	187.00
Kitchen	12'0"	9'0"	108.00
Bathroom	5'00"	6'00"	30.00
WC	4'00"	4'00"	16.00
Toilet	5'00"	5'00"	25.00
Passage	9'00"	6'00"	54.00

Other
Composition :
