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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "63ae7af0191f7b344b004a84"
    },
    "firstName": "Rajesh",
    "type": "CREDITOFFICER",
    "_id": "6707a727ba5e64b24a32d2b4",
    "email": "retailassets.romumbaimetrow@bankofbaroda.co.in",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "8828338523"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 32985.05,
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  },
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "MMWR-Vile Parle (West)",
  "branchCode": "",
  "mobileNo": "022-26145685",
  "alternateMobileNo": "",
  "email": "cpc.sme.mmwr@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "MMWR Vile Parle West, Sharda Bhavan ,Opp. Mithibai Collage,
\nV.M.Road, JVPD Scheme , Mumbai - 400 056."
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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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  "_id": "60af6ae22ffdf65bcd65861d",
  "role": "PICKUPPERSON",
  "firstName": "Sunil",
  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
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  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
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  "_id": "627221f4afd7d55eddeddcb4",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
  "shortName": "P",
  "workWithDocumentMaker": "",
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  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
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"mobileNo": "9769797568",
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  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"valuers": [
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    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ]
  },
  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
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  }
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  {
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      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
  },
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    "_id": "60af80072ffdf65bcd658654",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.84713583151395"
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]
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  ],
  "visitedDate": [
    {
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      "dateTime": "2024-11-26",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "3BHK",
  "label": "3 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "key": "village",
  "value": "Vile Parle East",
  "label": true
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  "key": "floorNo",
  "value": "6",
  "label": false
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  "key": "buildingNo",
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  "label": true
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  "value": "Mumbai",
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  "key": "plotNo",
  "value": "11C of Paranjape 'A' Scheme",
  "label": true
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  "key": "buildingName",
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  "label": false
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  "value": "Subhash Road",
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  "value": "",
  "label": false
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
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"label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "601",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "K/E Ward",
  "label": true
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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"policeStation": {
  "status": false,
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"name": "Police Station(P.S)",
"key": "policeStation",
"value": "",
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 400 057",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "Vile Parle (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Partly Italian Marble, Partly Vitrified Tile , Partly Wooden Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_"
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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
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  "label": "Cement Plastering with POP Finished"
}
},
"general": {
  "ownership": {
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    "label": "Sole Ownership"
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  "populationClassList": {
    "value": "HigherMiddleClass",
    "label": "Higher Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Subhash Road",
    "west": "Raj Pushp Apartment",
    "south": "Konark Royale",
    "east": "Parle Tilak Vidyalaya Marathi Medium Secondary School"
  },
  "asPerDocumentAgreement": {
    "north": "Subhash Road",
    "west": "Raj Pushpa",
    "south": "Konark Builder",
    "east": "Parle Tilak Vidyalay"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "Marginal Space",
      "east": "Marginal Space",
      "south": "Marginal Space",
      "west": "Lift & Staircase"
    }
  }
}
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},
"asPerDocument": {
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  "east": "Details not available",
  "south": "Details not available",
  "west": "Details not available"
},
"isDisplay": true,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Plan Document No. CHE / WS / 053 / K / 337 (NEW) dated 15.06.2015 issued by Municipal Corporation of Greater Mumbai ",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "As per Approved Plan, the composition of Flat is 3 Bedrooms + Living / Dining room + Kitchen + 4 Toilets + Passage. But as per Site Inspection, Part of Toilet Passage area converted into Servant Room.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per Approved Plan, the composition of Flat is 3 Bedrooms + Living / Dining room + Kitchen + 4 Toilets + Passage. But as per Site Inspection, Part of Toilet

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Passage area converted\ninto Servant Room & Wardrobe area.",
  "depreciationPercentage": "12",
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "45640",
  "depreciatedBuildingRate": "2640"
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"igrRate": {
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  "rate": "215850",
  "landRate": "108770",
  "igrImage": "cases/67454602e34a0461d8c12f40/igr_1732597483643_Image.png",
  "squareMeterGuideLineRate": "226643.00",
  "squareFeetGuideLineRate": "21056.00"
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"igrFinalRate": {
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  "depreciationPercentage": "92",
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  "squareMeterGuideLineRate": "217213.00",
  "squareFeetGuideLineRate": "20180.00"
},
"outgoingDetail": {
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    "value": "I_Class",
    "label": "I Class"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "1,40,000/- Expected rental income per month",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Excellent"
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"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": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with Two car parking spaces",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2016",
    "fullDate": "1/1/2016"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
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"label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
}
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "8",
"totalLifeBuilding": "60",
"estimatedAge": "52",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "1"
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"finalPlinthArea": {
  "area": "1752.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67454602e34a0461d8c12f40/
routeMap_1732597758671_Image.png",
    "routeLat": "19.104139",
    "routeLng": "72.847139",
    "stationName": "Vile Parle",
    "routeDistance": "600 Mt.",
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"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "geo6t",
    "name": "geo6t",
    "image": "cases/67454602e34a0461d8c12f40/
routeMap_1732597693931_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": [
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    "name": "Bedroom",
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    "orientation": "portrait"
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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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isExternalReport": false,
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"ownerName": "Mr. Narendra Chunilal Hirani ",
"ownerPhoneNo": "9819991599",
"appAddress": "Flat no 601 6 th floor Shree Chaitanya Kunj Subhash Road Vile Parle
East Mumbai 400057",
"remark": "Contact person Rimpal Hirani ",
"documents": [
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    },
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      "nameOfApprovingAuthority": {
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        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
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        "label": "Document No"
      },
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    },
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      "label": "Assignor"
    },
    "Assignor": "Mr. Siddharth Kantilal Shah",
    "to": {
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      "label": "Assignee"
    },
    "Assignee": "Mr. Narendra Chunilal Hirani"
  },
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    "label": "Deed of Indemnity"
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  }
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"caseNumber": "012583",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 26 2024 03:52:34 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
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    "phone": "9819991599",
    "ownershipShare": "",
    "email": "",
    "id": "356262"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "length": "16.92",
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    "width": "13.17",
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    "width2": "2",
    "totalArea": "222.74",
    "images": [],
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  }
]
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"finalArea": "222.74"
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  "length": "5.50",
  "length1": "5",
  "length2": "6",
  "width": "13.67",
  "width1": "13",
  "width2": "8",
  "totalArea": "75.17",
  "images": [],
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  "finalArea": "75.17"
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    "label": "Square Feet"
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  "length": "18.33",
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  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Passage",
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "15.17",
  "length1": "15",
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  "width": "11.33",
  "width1": "11",
  "width2": "4",
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "2.58",
  "length1": "2",
  "length2": "7",
  "width": "1.33",
  "width1": "1",
  "width2": "4",
  "totalArea": "3.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "3.44"
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}
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.50",
  "length1": "4",
  "length2": "6",
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  "width1": "9",
  "width2": "3",
  "totalArea": "41.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "41.62"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.25",
  "length1": "11",
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  "images": [],
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "9",
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  "length": "4.67",
  "length1": "4",
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    "label": "Square Feet"
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  "name": "Kitchen",
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  "width2": "8",
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  "finalArea": "15.58",
  "extraAreas": []
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  "width2": "3",
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  "finalArea": "33.15"
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"__v": 0,
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of Paranjape 'A' Scheme, Subhash Road, Village - Vile Parle East, Municipality Ward
No. K/E Ward, Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban District,
Mumbai, PIN Code - 400 057, State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
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"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Mr. Manoj Purohit",
"email": "",
"isExternal": "false",
"isUrgent": "false",
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"proposePurchaserName": "",
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"siteVisitContactNo": "7410930488",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
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"finalCarpetConvertToBuiltUpPer": "20",
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"flatRate": "46000",
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"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 4 Toilet + 2 Passage +
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 "carpetTotal": "1492.2999999999997",
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Name	Length	Width	Total
Composition :			
Bedroom	16'11"	13'2"	222.74
Toilet	5'6"	13'8"	75.17
Living Room	18'4"	29'00"	531.67
Passage	2'1"	12'5"	25.87
Bedroom	15'2"	11'4"	171.89
Passage	2'7"	1'4"	3.44
Toilet	4'6"	9'3"	41.62
Bedroom	11'3"	16'3"	182.81
Toilet	4'8"	9'6"	44.33
Kitchen	10'2"	14'2"	144.03
Servent Room	4'3"	3'8"	15.58
Toilet	3'7"	9'3"	33.15

Other
Composition :
