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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "purposeOfValuation": {
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Enforcement Of Security Interest Act, 2002",
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  },
  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Sreewin",
    "type": "CREDITOFFICER",
    "_id": "66b48f95da840b1214c3a645",
    "email": "LokhandwalaAndheriWest.MumbaiNorth@bankofindia.co.in",
    "lastName": "Poduval",
    "mobileNo": "",
    "workMobileNo": "7012551607"
  },
  "fees": {
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"discussWithPerson": "Sreewin",
"expectedFees": 3242.324,
"quotedAmount": ""
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  "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 India",
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  "initial": "BOI",
  "remark": "Temp",
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  "ledgerName": "",
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Complex, Opp Millat Nagar, Andheri West, Mumbai 400053"
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  "label": "Land & Building / Immovable Property"
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    "email": "rampatakar1991@gmail.com",
    "lastName": "Patkar",
    "mobileNo": "7045746060",
    "shortName": "RP",
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  "siteEngineer": {
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    "firstName": "Anwar",
    "email": "anwar21786@gmail.com",
    "lastName": "Shaikh",
    "mobileNo": "8552884500",
    "designation": "",
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  "rateVerifier": {
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    "firstName": "Binumon",
    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
    "shortName": "BS",
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  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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        "label": "Wealth Tax"
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    ]
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    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
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    "label": true
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    "key": "country",
    "value": "Country - India",
    "label": false
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    "key": "village",
    "value": "Juchandra",
    "label": true
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  "value": "",
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  "value": "",
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  "value": "Vasai",
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "A",
  "label": true
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  "key": "projectName",
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  "label": false
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "53",
  "label": false
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  "label": false
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "Naigaon (East)",
  "label": false
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  "roof": {
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Aluminium_Sliding_Windows_with_window_grills",
    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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"label": "No"
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  "south": "Internal Road ",
  "east": "Garden "
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"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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  "asPerActual": {
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    "east": "Marginal Space",
    "south": "Flat No. 54",
    "west": "Lobby & Flat No. 52"
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "Flat No. 53 kitchen is converted into bed room and kitchen area of Flat No. 52 is used by the owner as per site information.",
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"dateOfIssusApprovePlan": "As Part & Full Occupancy Certificate is received, we assumed that the construction is as per Sanction Plan.",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "i) Flat No. 53 kitchen is converted into bed room and kitchen area of Flat No. 52 is used by the owner as per site information. <br />ii) The loading between Measured Carpet Area to Built Up Area mentioned in agreement is 31% for the purpose of valuation we have considering loading factor. ",
  "depreciationPercentage": "27",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "7425",
  "depreciatedBuildingRate": "1825"
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  "rate": "52000",
  "landRate": "6860",
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  "squareMeterGuideLineRate": "54600.00",
  "squareFeetGuideLineRate": "5073.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "82",
  "rate": "4274.00",
  "squareMeterGuideLineRate": "46007.00",
  "squareFeetGuideLineRate": "4274.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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},
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  "value": "Residential_Purpose",
  "label": "Residential Purpose"
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  "label": "Owner Occupied"
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per CIDCO norms ",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
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    "value": "Good",
    "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"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Stilt / Open Car Parking Space",
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"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2006",
  "fullDate": "1/1/2006"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Good"
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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": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "42",
"ageOfBuilding": "18",
"noOfBasement": "",
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"noOfFloors": "7",
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"finalPlinthArea": {
  "area": "510.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Re-Sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1733736491652_Image.png",
    "routeLat": "19.361157",
    "routeLng": "72.847350",
    "stationName": "Naigaon",
    "routeDistance": "3.4 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
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    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "5bb1dm",
      "name": "5bb1dm",
      "image": "cases/6752871fbefd7f3db905a13b/
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    }
  ]
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"valuation": {
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  "depreciationPercentage": "",
  "depreciatedCostOfConstruction": "",
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"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
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"distressValuePercentage": "70",
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"rateVerify": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "status": false
  },
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    "isHideFloor": false,
    "status": false
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    "status": false
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  "status": false
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  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
}
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  "selectedBuildUpValue": "510.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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    "path": "cases/6752871fbefd7f3db905a13b/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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  "orientation": "portrait"
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  "name":
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  "orientation": "portrait"
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  "status": false,
  "_id": "6753f9a6cfae933db22b6322",
  "name":
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  "path": "cases/6752871fbefd7f3db905a13b/
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  "orientation": "portrait"
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  "_id": "6753f9a6cfae933db22b6323",
  "name":
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  "path": "cases/6752871fbefd7f3db905a13b/
externallmg_1733556646589_WhatsApp_Image_20241207_at_125807_PM.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "6753f9a6cfae933db22b631f",
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  "path": "cases/6752871fbefd7f3db905a13b/
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  "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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  "carpetRateRange": {
    "min": "9001.00",
    "max": "10503.00"
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  "builtUpRateRange": {
    "min": "7500.00",
    "max": "8752.00"
  },
  "saleableRateRange": {
    "min": "6250.00",
    "max": "7294.00"
  }
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"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": {
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
  }
}
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
  "SITE_INSPECTION": false,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "510.00",
"empanelmentNo": [
  "MNZ :C&IC:VA: 19-20"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Rajeev M. Singh & Mrs. Rajani Rajeev Singh",
"ownerPhoneNo": "8975958842",
"appAddress": "flat no - 53 ,A wing, 5th floor , Bldg no - 6, Nalanda Pushp co-operative
housing society Ltd, Nalanda sector, Mittal Enclave, Juchandra, Naigaon East, Palghar
",
"remark": "NPA CASE ",
"documents": [
  {
    "documentType": {
      "value": "60ae1294aa6d152c1801b44b",
      "label": "Agreement For Re-Sale"
    },
    "inputs": {
      "documentDate": "20/01/2015",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mrs. Sunita N. Agrawal",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Rajeev M. Singh & Mrs. Rajani Rajeev Singh"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1733723488093_Agreement.pdf",
    "path": "cases/6752871fbefd7f3db905a13b/
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    "id": "536135",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Mon Dec 09 2024 05:51:28 GMT+0000 (Coordinated Universal Time)"
  },
  {
    "documentType": {
      "value": "60ae1250aa6d152c1801b316",
      "label": "Part Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "19/06/2006",
      "nameOfApprovingAuthority": {
        "value": "CIDCO",
        "label": "CIDCO"
      },
      "number": {
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    "value": "No",
    "label": "No"
  },
  "No": "CIDCO / VVSR / POC / BP - 92 / E / 1535"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/6752871fbefd7f3db905a13b/
document_1733723684376_491156.pdf",
"id": "493842",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Dec 09 2024 05:54:44 GMT+0000 (Coordinated Universal Time)"
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{
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    "label": "Full Occupation Certificate"
  },
  "inputs": {
    "documentDate": "19/06/2008",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CIDCO / VVSR / POC / BP - 92 / E / 1535"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1733723912744_491156.pdf",
"path": "cases/6752871fbefd7f3db905a13b/
document_1733723912744_491156.pdf",
"id": "593107",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Dec 09 2024 05:58:33 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012879",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "685788",
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Fri Dec 06 2024 05:09:51 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Mr. Rajeev M. Singh & Mrs. Rajani Rajeev Singh",
"phone": "8975958842",
"ownershipShare": "",
"email": "",
"id": "662166"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "6",
"name": "Living Room",
"length": "",
"length1": "14",
"length2": "11",
"width": "",
"width1": "9",
"width2": "11",
"totalArea": "147.92",
"images": [],
"finalArea": "147.92",
"extraAreas": []
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "6",
"name": "Passage",
"length": "9.83",
"length1": "9",
"length2": "10",
"width": "3.33",
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"width1": "3",
"width2": "4",
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"images": [],
"finalArea": "32.78",
"extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "6",
  "name": "Bedroom",
  "length": "9.17",
  "length1": "9",
  "length2": "2",
  "width": "7.17",
  "width1": "7",
  "width2": "2",
  "totalArea": "65.69",
  "images": [],
  "finalArea": "65.69",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.25",
  "length1": "9",
  "length2": "3",
  "width": "11.25",
  "width1": "11",
  "width2": "3",
  "totalArea": "104.06",
  "images": [],
  "finalArea": "104.06",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
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    "label": "Square Feet"
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  "name": "WC",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "11.69",
  "images": [],
  "finalArea": "11.69",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bathroom",
  "length": "5.25",
  "length1": "5",
  "length2": "3",
  "width": "4.00",
  "width1": "4",
  "width2": "0",
  "totalArea": "21.00",
  "images": [],
  "finalArea": "21.00",
  "extraAreas": []
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1294aa6d152c1801b44b",
      "label": "Agreement For Re-Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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"id": "901543",
"selectAreaTypeDocument": "Built_Up",
"totalAreaDocument": "510",
"squareMeterArea": "47.38",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBultupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "425.00",
"squareMeterArea": "39.48",
"expectedRate": "10117.65",
"percentage": ""
},
"builtUpArea": {
"area": "510.00",
"squareMeterArea": "47.38",
"expectedRate": "8431.37",
"percentage": "20"
},
"saleableArea": {
"area": "612.00",
"squareMeterArea": "56.86",
"expectedRate": "7026.14",
"percentage": "20"
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"printlnReport": true,
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"property": "Flat",
"area": "510",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "4300000",
"expectedRate": "10117.65",
"builtUpExpectedRate": "4300000",
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"image": "cases/6752871fbefd7f3db905a13b/
indicator_1733567828452_Image.png",
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"id": "569542"
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"carpetArea": {
"area": "333.33",
"squareMeterArea": "30.97",
"expectedRate": "9000.09",
"percentage": ""
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"builtUpArea": {
"area": "400.00",
"squareMeterArea": "37.16",
"expectedRate": "7500.00",
"percentage": "20"
},
"saleableArea": {
"area": "480.00",
"squareMeterArea": "44.59",
"expectedRate": "6250.00",
"percentage": "20"
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"property": "Flat",
"area": "400",
"builtUpPercentage": "20",
"saleablePercentage": "20",
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"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "3000000",
"expectedRate": "9000.09",
"builtUpExpectedRate": "3000000",
"image": "cases/6752871fbefd7f3db905a13b/
indicator_1733567893091_Image.png",
"squareMeter": "37.16",
"id": "648004"
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"carpetArea": {
"area": "247.57",
"squareMeterArea": "23",
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    "percentage": ""
  },
  "builtUpArea": {
    "area": "297.08",
    "squareMeterArea": "27.60",
    "expectedRate": "8751.85",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "356.50",
    "squareMeterArea": "33.12",
    "expectedRate": "7293.13",
    "percentage": "20"
  },
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  "property": "Flat",
  "area": "247.57",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "2600000",
  "expectedRate": "10502.08",
  "builtUpExpectedRate": "8751.85",
  "image": "cases/6752871fbefd7f3db905a13b/
indicator_1733741383133_Image.png",
  "squareMeter": "23",
  "id": "587572"
},
{
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Pushp Co-Op. Hsg. Soc. Ltd., Mittal Enclave, Sector II, Village - Juchandra, Naigaon
(East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country -
India",
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"contactPersonName": "Mr. Rajeev M. Singh\n",
"email": "",
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"siteVisitDate": "2024-12-07"

}

Name	Length	Width	Total
Composition :			
Living Room	14'11"	9'11"	147.92
Passage	9'10"	3'4"	32.78
Bedroom	9'2"	7'2"	65.69
Bedroom	9'3"	11'3"	104.06
WC	4'3"	2'9"	11.69
Bathroom	5'3"	4'0"	21.00
Other Composition :			