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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Anup",
    "type": "CREDITOFFICER",
    "_id": "66695c301386b87b142e5bf0",
    "lastName": "Rabhadia",
    "mobileNo": "",
    "workMobileNo": "8879970448",
    "email": "tardeo@bankofbaroda.com"
  },
  "fees": {
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    "expectedFees": null,
    "quotedAmount": "0"
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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": {
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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": "Tardeo Branch",
  "branchCode": "",
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  "alternateMobileNo": "02223522125",
  "email": "tardeo@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Evrest Building, Ground Floor, Tardeo Road, Mumbai 400034"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Industrial"
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"zone": {
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"role": "PICKUPPERSON",
"firstName": "NIDHI",
"email": "nidhi.kajwe97@gmail.com",
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"shortName": "NIDHI",
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"siteEngineer": {
"type": "EMPLOYEE",
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"role": "SITEENGINEER",
"firstName": "Anwar",
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"lastName": "Shaikh",
"mobileNo": "8552884500",
"designation": "",
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"designation": "",
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        "label": "Wealth Tax"
      }
    ],
    "type": "EMPLOYEE",
    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
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      {
        "title": {
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          "label": "Wealth Tax"
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      "remark": "MANUAL_IN_TASK"
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  "value": "Waliv",
  "label": true
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  "label": true
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  "key": "plotNo",
  "value": "11 of Layout Plan and Plot No. 1 of District Land Record Office",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "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": "Vasai Road (East)",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "ACC Sheet Roofing"
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  "flooring": {
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    "label": "Koba Flooring"
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  "doors": {
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    "label": "MS Door Frame with Paneled Door"
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"windows": {
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  "label": "Alluminum sliding windows with M. S. Grills"
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  "label": "Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring"
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"finishing": {
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  "label": "Cement Plastering"
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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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    "label": "Vasai Virar City Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Industrial Unit",
    "south": "Road",
    "east": "Industrial Unit"
  },
  "asPerDocumentAgreement": {
    "north": "Land of Survey No. 94, Hissa No. 12 & 16",
    "west": "Land by Plot No. 10, Survey 94, Hissa No. 17-2 & Hissa No. 16, Survey No.
94",

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    "south": "Surrounded by 60 Ft Road ",
    "east": "Plot No. 12 of the said survey No. 94, Hissa No. 17-1"
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  "unitBoundaries": {
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      "east": "Lobby",
      "south": "Unit No. 5",
      "west": "Marginal Space "
    },
    "asPerDocument": {
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      "east": "Details not available ",
      "south": "Details not available ",
      "west": "Details not available "
    },
    "isDisplay": false,
    "title": "Boundaries of The Flat"
  },
  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
    },
    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "The Composition of Industrial Unit is Working Area + Mezzanine Floor.",
  "dateOfIssusApprovePlan": "Copy of Occupancy Certificate & Approved Building plans were not provided and not verified.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
}

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},
"apfDetails": {
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  "compositions": []
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"compositeRate": {
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  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "1875",
  "depreciatedCostOfConstruction": "9625.00",
  "depreciatedBuildingRate": "625"
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"igrRate": {
  "propertyName": "Industrial",
  "rate": "48800",
  "landRate": "8640",
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  "squareMeterGuideLineRate": "48800.00",
  "squareFeetGuideLineRate": "4534.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "50",
  "rate": "2668.00",
  "squareFeetGuideLineRate": "2668.00",
  "squareMeterGuideLineRate": "28720.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
    "value": "Industrial",
    "label": "Industrial"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Property No. VL09/813",
  "taxPaidHolderName": "M/s. Pace Engineering Industries ",
  "taxAmount": "Rs. 22,305/-",
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"meterCardHolderName": "M/s. Pace Engineering Industries ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per VVCMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Normal"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "Np"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
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    "fullDate": "1/1/1974"
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  "value": "Industrial",
  "label": "Industrial"
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  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Normal",
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"maintenanceOfTheBuilding": {
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"value": "Normal",
"label": "Normal"
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"maintenanceIssues": {
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"value": "1",
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "Ground___Mezzanine_Floor",
"label": "Ground + Mezzanine Floor"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "10",
"ageOfBuilding": "50",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "1",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "7"
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"finalPlinthArea": {
"area": "1200.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1735390887964_Image.png",
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  "routeLng": "72.858444",
  "stationName": "Vasai Road ",
  "routeDistance": "6.3 Km. ",
  "routeStation": {
    "value": "Railway_Station",
    "label": "Railway Station"
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
    "id": "mgjkx",
    "name": "mgjkx",
    "image": "cases/675874ae74fe66bd67c2abef/
routeMap_1735390785137_Image.png"
  }
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"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "totalshowcasesRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "9625000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "9625000.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
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"status": false
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"externalPainting": {
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  "status": false
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  "status": true
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"compositionImages": []
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    "max": "12632.00"
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  "builtUpRateRange": {
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    "max": "10527.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "status": true,
    "isEditable": false
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"extraCollapsibleGates": {
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"ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "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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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"ownerPhoneNo": "9820303480",
"appAddress": "Unit No 3 Ground Floor Agarwal Industrial Estate No 2 Plot No- 11
Survey No - 94 Hissa No - 17/1 Opposite MSEB Office Off Sativali Road Vasai Road
East Village Waliv taluka Vasai District Palghar Vasai- 401208",
"remark": "",
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    "documentType": {
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      "label": "Indenture of Sale"
    },
    "inputs": {
      "documentDate": "16/09/1985",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Jyoti Rani S. Agarwal Alias Mrs. Jyoti Pradeep Jain ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "M/s. Pace Engineering Industries "
    },
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  },
  "inputs": {
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      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "001840266229 dated 08.12.2024 in the name of M/s. Pace
Engineering Industries issued by MSEDCL"
  },
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  "displayStatus": false,
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  "createdAt": "Sat Dec 28 2024 11:46:00 GMT+0000 (Coordinated Universal Time)"
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  },
  "inputs": {
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      "label": "Vasai Virar City Municipal Corporation"
    },
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "M/s. Pace Engineering Industries ",
    "number": {
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      "label": "Property No"
    },
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  }
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Dec 10 2024 17:04:46 GMT+0000 (Coordinated Universal Time)"
  }
],
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    "phone": "9820303480",
    "ownershipShare": "",
    "email": "",
    "id": "124953"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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      "label": "Square Feet"
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    "width": "1.00",
    "width1": "1",
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    "name": "Extra",
    "extraAreaType": "Add",
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    "length2": "00",
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    "width1": "1",
    "width2": "00",
    "totalArea": "670.00"
  }
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"finalArea": "1630"
},
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "value": "60ae1254aa6d152c1801b327",
      "label": "Indenture of Sale"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
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    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "1000",
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    "docFinalBuiltUp": "1200",
    "docFinalBuiltUpSquareMeter": "111.48",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
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  }
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      "expectedRate": "9202.74",
      "percentage": ""
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    "builtUpArea": {
      "area": "1154.00",
      "squareMeterArea": "107.21",
      "expectedRate": "7668.98",
      "percentage": "20"
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    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "area": "1154",
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    "saleablePercentage": "0",
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    "areaType": "Built_Up",
    "floor": "",
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    "expectedPrice": "8850000.00",
    "expectedRate": "9202.74",
    "builtUpExpectedRate": "8850000.00",
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    "squareMeter": "107.21",
    "id": "885033"
  },
  {
    "carpetArea": {
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      "squareMeterArea": "69.75",
      "expectedRate": "9522.79",
      "percentage": ""
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  }
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  "expectedRate": "7935.63",
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"squareMeter": "83.71",
"id": "258598"
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    "squareMeterArea": "94.58",
    "expectedRate": "10314.34",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1221.60",
    "squareMeterArea": "113.49",
    "expectedRate": "8595.28",
    "percentage": "20"
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  "saleableArea": {
    "area": "",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "10500000",
"expectedRate": "10314.34",
"builtUpExpectedRate": "8595.28",
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"squareMeterArea": "110.32",
"expectedRate": "12631.58",
"percentage": ""
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"squareMeterArea": "132.39",
"expectedRate": "10526.32",
"percentage": "20"
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"saleableArea": {
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"area": "1425",
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"orientation": "portrait"
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"assignmentType": {
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  "label": "Retail"
},
"fullAddress": "Industrial Unit No. 3, Ground Floor, Agarwal Industrial Estate No. 2, Plot
No. 11 of Layout Plan and Plot No. 1 of District Land Record Office, New/Current
Survey No. 94, Hissa No. 17/1, Hissa No. 17/1, Opposite MSEB Office, Off. Sativali
Road, Village - Waliv, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401
208, State - Maharashtra, Country - India",
"updatedBy": "60eeaeddf3dd69653a581316",
"addressForMap": "",
"caseReferredBy": "665ac13f42f4717ae30de3d5",
"contactPersonName": "Mr. Ruchir Shah",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"siteVisitContactNo": "9820303480",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Indenture of Sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 1000.00",
"flatRate": "11500",
"landOtherRate": "9000",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
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"roadFacing": false,
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"extendOfSiteRemark": "",
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"finalBultupArea": "1793.00",
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"finalSalableArea": "1972.30",
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"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 960.00\nChannel Covered Area
in Sq. Ft. = 670.00\n\n",
"toBeAdded": "",
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"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
  },
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"leaseDetails": {
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  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
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  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
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"reportGeneratedDate": "Sat Dec 28 2024 12:54:27 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-12-11"
}

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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Working Area	960'00"	1'00"	960.00
Other Composition :			