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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "65eede64857bdc098a997fdb"
    },
    "firstName": "Swapnil ",
    "type": "CREDITOFFICER",
    "_id": "675fc29d0b6fb3ca877c5aba",
    "email": "LalbaugMumbai.MumbaiSouth@bankofindia.co.in",
    "lastName": "Patil",
    "mobileNo": "0222370180",
    "workMobileNo": "9869452842"
  },
  "fees": {
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    "expectedFees": 2500,
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"organization": {
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  "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",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "",
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  "alternateMobileNo": "02223701806",
  "email": "LalbaugMumbai.MumbaiSpouth@bankofindia.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Indraprashtha CHSL Ground FLoor, Opp Jaihind Clnema, Dr Ambedkar
Road, Lalbaug East Mumbai 400012"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"_id": "62727444afd7d55eddee092c",
"role": "PICKUPPERSON",
"firstName": "Shantilal",
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"lastName": "Patel",
"mobileNo": "9969039853",
"shortName": "SHP",
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"siteEngineer": {
"type": "EMPLOYEE",
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"role": "FRONTDESK",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"lastName": "Rasam",
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        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
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    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
    "registrationNo": [
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        "title": {
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    }
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"schedule": [],
"marketAnalysisAndRemark": {
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  "key": "village",
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  "label": true
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "value": "Bandra Super Star Co-Op. Hsg. Soc. Ltd. ",
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "702",
  "label": false
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  "label": false
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  "label": false
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  "value": "Bandra (West)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Marble Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
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"general": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Sea Shell Building ",
    "south": "Mount Ave Tower",
    "east": "K. L. Astoria Apartment "
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
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    "west": "Flat No. 701 & Lift"
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  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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    "title": "Buses"
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    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "compositions": []
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"depreciatedBuildingRate": "742"
},
"igrRate": {
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  "rate": "388050",
  "landRate": "234270",
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  "squareMeterGuideLineRate": "407453.00",
  "squareFeetGuideLineRate": "37854.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "51",
  "rate": "29970.00",
  "squareMeterGuideLineRate": "322593.00",
  "squareFeetGuideLineRate": "29970.00"
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"outgoingDetail": {
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    "label": "Posh"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "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 local norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
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"marketability": {
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"marketabilityList": {
  "value": "Good",
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"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Stilt Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1976",
    "fullDate": "1/1/1976"
  },
  "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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"materialUsedList": {
  "value": "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"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "0",
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"value": "1",
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "11",
"ageOfBuilding": "49",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "7",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
"area": "1140.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/675fd0b60b6fb3ca877c6ebb/
routeMap_1740485406092_Image.png",
"routeLat": "19.059833",
"routeLng": "72.823667",
"stationName": "Bandra",
"routeDistance": "2.1 Km. ",
"routeStation": {
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    "value": "Railway_Station",
    "label": "Railway Station"
  }
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    0
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "I88z18",
    "name": "I88z18",
    "image": "cases/675fd0b60b6fb3ca877c6ebb/
routeMap_1740485288306_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "58844900.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "58844900.00"
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"outward": {
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  "datetime": "2025-03-01T06:36:25.225Z",
  "date": "Sat Mar 01 2025 06:36:25 GMT+0000 (Coordinated Universal Time)",
  "number": "2310810",
  "dayCount": "7",
  "monthCount": "7",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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"externalPainting": {
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"passageStaircaseLobbyDevelopment": {
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"externalDevelopmentFinalFinishing": {
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"reportImages": {
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externallmg_1737972017215_1737971986948_image_1.jpeg",
"orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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externallmg_1737972195530_1737971986948_image_8.jpeg",
    "orientation": "portrait"
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    "_id": "67975a536c9e729808d8dbc0",
    "name": "externallmg_1737972226336_1737971986948_image_11.jpeg",
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    "path": "cases/675fd0b60b6fb3ca877c6ebb/
externallmg_1737972226336_1737971986948_image_11.jpeg",
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  },
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    "name": "externallmg_1740485517791_Picture1.jpg",
    "path": "cases/675fd0b60b6fb3ca877c6ebb/
externallmg_1740485517791_Picture1.jpg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "64200.00"
  },
  "builtUpRateRange": {
    "min": "48206.00",
    "max": "53500.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
  }
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "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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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"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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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "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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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "675fd0b60b6fb3ca877c6ebb",
"ownerName": "Riyazahmed Abbas Batey ",
"ownerPhoneNo": "9869614964",
"appAddress": "Flat no 702\nBandra super star co operative housing society \nPerry
Road \nBandra w\nMumbai 400 050",
"remark": "contact Linne Betty \n9869614964",
"documents": [
  {
    "documentType": {
      "value": "60ae1254aa6d152c1801b326",
      "label": "Agreement For Sale"
    },
    "inputs": {
      "documentDate": "02/09/2011",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mazharul Haq Chowdhary & Mrs. Noor Afroz Chowdhary ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Riyazahmed Abbas Batey ",
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
]
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    },
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  "fileName": "document_1738649610010_1738649605153_Shri_Riyazahmod__Abbas_Battery_Boi_Lalbaug_Agreement_for_sale.pdf"
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    "label": "Share Certificate "
  },
  "inputs": {
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "48 transferred dated 03.12.2011 in the name of Riyazahmed Abbas Batey issued by Bandra Super Star Co-Op. Hsg. Soc. Ltd"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1740482705535_360188.pdf",
  "path": "cases/675fd0b60b6fb3ca877c6ebb/document_1740482705535_360188.pdf",
  "id": "803053",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Feb 25 2025 11:25:05 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "013083",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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    "id": "859839",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 16 2024 07:03:18 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
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"name": "Riyazahmed Abbas Batey ",
"phone": "9869614964",
"ownershipShare": "",
"email": "",
"id": "266570"
}
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"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae1254aa6d152c1801b326",
    "label": "Agreement For Sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "88.26",
  "totalAreaDocument": "950",
  "docBultupPercentage": "20",
  "docFinalBultUp": "1140.00",
  "docFinalBultUpSquareMeter": "105.91",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "408329"
}
],
"images": [],
"indicatorArr": [
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  "carpetArea": {
    "area": "1054.17",
    "squareMeterArea": "97.94",
    "expectedRate": "59288.35",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1265.00",
    "squareMeterArea": "117.52",
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    "expectedRate": "49407.11",
    "percentage": "20"
  },
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    "expectedRate": "0.00",
    "percentage": ""
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  "area": "1265",
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "62500000.00",
  "expectedRate": "59288.35",
  "builtUpExpectedRate": "62500000.00",
  "image": "cases/675fd0b60b6fb3ca877c6ebb/
indicator_1740476684828_Image.png",
  "squareMeter": "117.52",
  "id": "881814"
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{
  "carpetArea": {
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    "squareMeterArea": "75.48",
    "expectedRate": "57846.15",
    "percentage": ""
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  "builtUpArea": {
    "area": "975.00",
    "squareMeterArea": "90.58",
    "expectedRate": "48205.13",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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"printlnReport": true,
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"saleablePercentage": "0",
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"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "47000000.00",
"expectedRate": "57846.15",
"builtUpExpectedRate": "47000000.00",
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indicator_1740476714692_Image.png",
"squareMeter": "90.58",
"id": "620414"
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    "squareMeterArea": "80.27",
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    "percentage": ""
  },
  "builtUpArea": {
    "area": "1036.80",
    "squareMeterArea": "96.32",
    "expectedRate": "53047.84",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
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"source": "magic_bricks",
"expectedPrice": "55000000",
"expectedRate": "63657.41",
"builtUpExpectedRate": "53047.84",
"image": "cases/675fd0b60b6fb3ca877c6ebb/
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"squareMeter": "80.27",
"id": "585955"
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{
"carpetArea": {
"area": "662.00",
"squareMeterArea": "61.50",
"expectedRate": "64199.40",
"percentage": ""
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"builtUpArea": {
"area": "794.40",
"squareMeterArea": "73.80",
"expectedRate": "53499.50",
"percentage": "20"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
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"percentage": ""
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "42500000",
"expectedRate": "64199.40",
"builtUpExpectedRate": "53499.50",
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indicator_1740476767346_Image.png",
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externallmg_1737972020295_1737972014570_image_0.jpeg",
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  },
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externallmg_1737972034552_1737972014570_image_1.jpeg",
    "orientation": "landscape"
  },
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    "path": "cases/675fd0b60b6fb3ca877c6ebb/
externallmg_1737972045878_1737972014570_image_2.jpeg",
    "orientation": "portrait"
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  {
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    "name": "externallmg_1737972061173_1737972014570_image_3.jpeg",
    "path": "cases/675fd0b60b6fb3ca877c6ebb/
externallmg_1737972061173_1737972014570_image_3.jpeg",
    "orientation": "portrait"
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externallmg_1737972141947_1737972014570_image_4.jpeg",
    "orientation": "portrait"
  }
]
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  },
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externallmg_1737972180718_1737972014570_image_5.jpeg",
    "orientation": "portrait"
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externallmg_1737972186649_1737972014570_image_6.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "_id": "67975a3877c40f9807f86cb9",
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externallmg_1737972208344_1737972014570_image_8.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "_id": "67975a3877c40f9807f86cba",
    "name": "externallmg_1737972225874_1737972014570_image_9.jpeg",
    "path": "cases/675fd0b60b6fb3ca877c6ebb/
externallmg_1737972225874_1737972014570_image_9.jpeg",
    "orientation": "portrait"
  },
}
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{
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externallmg_1737972195067_1737971986948_image_7.jpeg",
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  {
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    "workType": "MAKER",
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Andheri, District - Mumbai Suburban , PIN - 400 050, State - Maharashtra, Country -
India",
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"contactPersonName": "Riyazahmed Abbas Batey ",
"email": "",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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"flatRate": "64000",
"landOtherRate": "61200",
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Name	Length	Width	Total
Composition :			
Other Composition :			