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{
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Antriksh",
    "type": "CREDITOFFICER",
    "_id": "666832902ae3637b0ee9b205",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9076172812",
    "email": "operah@bankofbaroda.com"
  },
  "fees": {
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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"
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"client": {
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  "type": "BANK",
  "name": "Bank Of Baroda",
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  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "Opera House Branch",
  "email": "operah@bankofbaroda.co.in",
  "mobileNo": "02223888748",
  "alternateMobileNo": "",
  "address": "Modi Chambers,Near French Bridge,Pandit Paluskar Chowk,Opera
House,Mumbai-400004",
  "ledgerName": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "lastName": "KAJWE",
  "mobileNo": "8850520881",
  "shortName": "NIDHI",
  "workWithDocumentMaker": ""
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
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  "designation": "",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
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  "mobileNo": "9004437379",
  "shortName": "VS",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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  "label": true
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  "label": false
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"finishing": {
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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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  "asPerActualAgreement": {
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    "south": "Sukhanand Krupa CHSL",
    "east": "Hi-Life Mall"
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  "asPerDocumentAgreement": {
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    "south": "By Plot bearing CTS No. 105",
    "east": "By Plot bearing CTS No. 125"
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  "unitBoundaries": {
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"south": "Marginal Space ",
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  "east": "Details not available ",
  "south": "Details not available ",
  "west": "Details not available "
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"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"extraDetailOfBuilding": "",
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  "compositions": []
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"igrRate": {
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  "squareMeterGuideLineRate": "232730.00",
  "squareFeetGuideLineRate": "21621.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "20518.00",
  "squareMeterGuideLineRate": "220854.00"
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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",
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Mr. Pradip J. Shah & Mrs. Shweta P. Shah\n",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
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"marketability": {
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Open / Covered Car Parking Space ",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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    "date": "1",
    "month": "1",
    "year": "2014",
    "fullDate": "1/1/2014"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"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": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
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  "label": "No"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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"label": "Yes"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "49",
"ageOfBuilding": "11",
"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "12",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "1"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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routeMap_1740733801597_Image.png",
    "routeLat": "19.082981",
    "routeLng": "72.839874",
    "stationName": "Santacruz",
    "routeDistance": "300 Mtrs. ",
    "routeStation": {
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      "label": "Railway Station"
    }
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    "name": "t08om",
    "image": "cases/6787bc1d290edae64f17f3fc/
routeMap_1740733698567_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
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},
"rateVerify": {
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"underConstruction": {
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    "isHideFloor": false,
    "status": false
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},
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  "status": false
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  "status": false
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  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "status": false
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "status": false,
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      "orientation": "portrait"
    },
    {
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    "name": "externallmg_1737515867796_1737515861784_image_7.jpeg",
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    "orientation": "portrait"
  },
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    "status": false,
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    "orientation": "portrait"
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    "path": "cases/6787bc1d290edae64f17f3fc/
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    "orientation": "portrait"
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  {
    "status": false,
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    "path": "cases/6787bc1d290edae64f17f3fc/
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    "orientation": "portrait"
  },
  {
```

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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67906342e8de494786e83f70",
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    "orientation": "portrait"
  },
  {
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    "name": "externallmg_1737515834774_1737515823430_image_5.jpeg",
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externallmg_1737515834774_1737515823430_image_5.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67906342e8de494786e83f72",
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    "path": "cases/6787bc1d290edae64f17f3fc/
externallmg_1737515837744_1737515823430_image_8.jpeg",
    "orientation": "portrait"
  }
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      "orientation": "portrait"
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  "societyNameBoardImage": [],
  "compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "51112.00"
  },
  "builtUpRateRange": {
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    "max": "42593.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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    "isEditable": false
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "showcases": {
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
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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",
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  "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
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "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
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"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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"type": "CASE",
"leadType": {
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"value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1410.00",
"empanelmentNo": [
  "ZO:MZ:ADV:44:620"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6787bc1d290edae64f17f3fc",
"ownerName": "Mr. Pradip J. Shah & Mrs. Shweta P. Shah",
"ownerPhoneNo": "8956152224",
"appAddress": "Flat No 401 4th Floor A Wing Mayfair Heritage Co-Operative Housing
Society Ltd Besant Road Santacruz West Mumbai - 400054",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "07/03/2015",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Mayfair Housing Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Pradip J. Shah & Mrs. Shweta P. Shah",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "2458 / 2015"
    }
  },

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    "fileName":
"document_1736948656692_1736948654196_Pradip_J_Shah__Shweta_P_Shah.pdf"
  },
  {
    "documentType": {
      "value": "60ae1279aa6d152c1801b3d4",
      "label": "Amended Commencement Certificate"
    },
    "inputs": {
      "documentDate": "07/10/2013",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "CE / 2383 / WS / AH"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1740727191742_593775.pdf",
    "path": "cases/6787bc1d290edae64f17f3fc/
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    "id": "219631",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Fri Feb 28 2025 07:19:52 GMT+0000 (Coordinated Universal Time)"
  },
  {
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      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "24/09/2014",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
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    "value": "No",
    "label": "No"
  },
  "No": "CE / 2383 / WS / AH"
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"displayStatus": false,
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"path": "cases/6787bc1d290edae64f17f3fc/
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"id": "808055",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Feb 28 2025 07:20:59 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "Share Certificate "
  },
  "inputs": {
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "2 dated 01.10.2015 in the name of Mr. Pradip J. Shah & Mrs. Shweta P.
Shah issued by Mayfair Heritage Co-Op. Hsg. Soc. Ltd"
},
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"displayStatus": false,
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"path": "cases/6787bc1d290edae64f17f3fc/
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"id": "589510",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Feb 28 2025 07:27:11 GMT+0000 (Coordinated Universal Time)"
},
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    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "number": {
      "value": "No",
      "label": "No"
    }
  },
}
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"No": "101685279727 dated 15.01.2025 in the name of Mr. Pradip J. Shah & Mrs. Shweta P. Shah issued by Adani Electricity"

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  },
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  "displayStatus": false,
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  "id": "522109",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Feb 28 2025 07:28:29 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "013685",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "405440",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 15 2025 13:46:05 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Pradip J. Shah & Mrs. Shweta P. Shah",
    "phone": "8956152224",
    "ownershipShare": "",
    "email": "",
    "id": "891454"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "683280",
    "name": "Living Room",
    "length": "17.67",
    "length1": "17",
    "length2": "8",
    "width": "21.92",
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"width1": "21",
"width2": "11",
"totalArea": "387.19",
"images": [],
"extraAreas": [],
"finalArea": "387.19"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "13.92",
  "length1": "13",
  "length2": "11",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "124.09",
  "images": [],
  "extraAreas": [],
  "finalArea": "124.09"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "13.17",
  "length1": "13",
  "length2": "2",
  "width": "5.92",
  "width1": "5",
  "width2": "11",
  "totalArea": "77.90",
  "images": [],
  "extraAreas": [
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      "measurementType": {
        "value": "Square_Feet",
        "label": "Square Feet"
      },
    }
  ],
}
```



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    "_id": "67c17a023772250f9516fcce",
    "name": "Extra ",
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    "length": "3.75",
    "length1": "3",
    "length2": "9",
    "width": "3.42",
    "width1": "3",
    "width2": "5",
    "totalArea": "12.81"
  }
],
"finalArea": "90.71000000000001"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "12.25",
  "length1": "12",
  "length2": "3",
  "width": "11.17",
  "width1": "11",
  "width2": "2",
  "totalArea": "136.79",
  "images": [],
  "extraAreas": [],
  "finalArea": "136.79"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "7.92",
  "length1": "7",
  "length2": "11",
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  "width1": "4",
  "width2": "2",
  "totalArea": "32.99",
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```
"images": [],
"extraAreas": [],
"finalArea": "32.99"
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "12.92",
  "length1": "12",
  "length2": "11",
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  "width1": "11",
  "width2": "00",
  "totalArea": "142.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "142.08"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "6.92",
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      "name": "Extra ",
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  ]
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}
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    "role": "MAKER + RATE VERIFIER + CHEAKER",
    "firstName": "Shyam",
    "lastName": "Kajvilkar",
    "profilePhoto": "users\\60eeaeddf3dd69653a581316\\
\\profilePhoto_1626255068979_Shyam_Photo.jpg"
  },
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  "display": true,
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  "note": "Pending for value confirmation",
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"updatedAt": "2025-03-01T05:36:16.472Z",
"__v": 0,
"uniqueNo": "",
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 401, 4th Floor, Wing - A, Mayfair Heritage Co-Op.
Hsg. Soc. Ltd. , Plot No. 43, TPS - 1, Besant Road, Village - Bandra, Municipality Ward
No. H/W, Santacruz (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400
054, State - Maharashtra, Country - India",
"addressForMap": "",
"caseReferredBy": "665ac13f42f4717ae30de3d5",
"contactPersonName": "Mrs. Shweta P. Shah\n",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"relationWithOwner": "Owner",
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"siteVisitContactNo": "8956152224",
"siteVisitDate": "2025-01-21",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 1410.00",
"flatRate": "39500",
"landOtherRate": "36500",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "1356.07",
"extendOfSiteRemark": "\nAll the above areas are within 3% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",
"finalBuiltupArea": "1491.68",
"finalCarpetArea": "1356.07",
"finalSalableArea": "1640.84",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "\n",
"toBeAdded": "",
"briefDescOfProperty": "4 Bedroom + Living Room + Kitchen + Passage + 4 Toilet",
"finalSaleablePercentage": "0",
"reportGeneratedDate": "Fri Feb 28 2025 07:08:18 GMT+0000 (Coordinated Universal Time)",
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
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"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
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    "leaseFrom": "",
    "leaseTo": "",
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    "leaseDate": ""
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}
}

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Name	Length	Width	Total
Composition :			
Living Room	17'8"	21'11"	387.19
Kitchen	13'11"	8'11"	124.09
Passage	13'2"	5'11"	77.90
Bedroom	12'3"	11'2"	136.79
Toilet	7'11"	4'2"	32.99
Bedroom	12'11"	11'00"	142.08
Toilet	6'11"	4'8"	32.28
Bedroom	13'3"	10'6"	139.12
Toilet	7'9"	4'8"	36.17
Bedroom	14'9"	10'7"	156.10
Toilet	7'9"	4'3"	32.94
Other Composition :			