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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
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  "purposeOfValuation": {
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002",
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "masterTypeOfPurpose": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "679c73e67dd57116683e0d4c"
    },
    "firstName": "Ankit Kumar",
    "type": "CREDITOFFICER",
    "_id": "679c74057dd57116683e0d57",
    "email": "Walkeshwar.Mumbaisouth@bankofindia.co.in",
    "lastName": "Pandey",
    "mobileNo": "",
    "workMobileNo": "8409059227"
  },
  "fees": {
    "type": "fixed",
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"discussWithPerson": "Ankit Kumar",
"expectedFees": 4250,
"quotedAmount": ""
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"organization": {
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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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  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Walkeshwar",
  "branchCode": "",
  "mobileNo": "02223684978",
  "alternateMobileNo": "02223698626",
  "email": "Walkeshwar.Mumbaisouth@bankofindia.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Navyug Niketan, 185, Walkeshwar Road, Mumbai -400006"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "zoneName": "Mumbai South Zone"
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"staff": {
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  "firstName": "Shantilal",
  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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  "profilePhoto": "users/62727444afd7d55eddee092c/
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},
"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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  "lastName": "Patil",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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        "label": "Wealth Tax"
      }
    ]
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    "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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          "label": "Wealth Tax"
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        "number": "[N]C.C.I.T/I -14/52/2008-09"
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  }
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  "value": "BANK"
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  "longitude": "73.08511794966061"
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  "coordinates": [
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      "remark": ""
    }
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    "dateTime": "2025-02-03T09:20:34.503Z",
    "remark": ""
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    "value": "Carpet"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "value": "Maharashtra",
    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Bhiwandi",
    "label": true
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  "floorNo": {
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"buildingNo": {
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  "value": "",
  "label": true
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  "value": "Thane",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "street1",
  "value": "Mahesh Park",
  "label": false
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  "key": "street2",
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  "label": false
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  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
  "status": true,
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"key": "projectName",
"value": "M. H. No. 483/F/22, Kasar Ali",
"label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "value": "",
  "label": true
},
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  "key": "selectNo",
  "value": "22",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
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"khataNo": {
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  "key": "khataNo",
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  "label": false
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  "key": "mouza",
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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"GUTNo": {
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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"value": "PIN Code - 421 302",
"label": false
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"suburb": {
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  "key": "suburb",
  "value": "Bhiwandi",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "value": "rcc_Slab"
  },
  "flooring": {
    "label": "Marble Flooring",
    "value": "MarbleFlooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
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    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_"
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  "finishing": {
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    "value": "Cement_plastering"
  }
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"general": {
  "ownership": {
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    "label": "sole ownership"
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  "populationClassList": {
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    "value": "MiddleClass"
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}
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"populationGroupList": {
  "label": "Urban",
  "value": "Urban"
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"townplanApprovedByList": {
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  "value": "Bhiwandi_Nizampur_City_Municipal_Corporation"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Shiv Bhakti CHSL",
  "west": "Kothari Villa & Road",
  "south": "Shiv Darshan CHSL & Shankar Mandir Road",
  "east": "Shiv Poojan CHSL"
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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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"unitBoundaries": {
  "asPerActual": {
    "north": "Flat No. 23",
    "east": "Passage",
    "south": "Flat No. 21",
    "west": "Lift & Staircase"
  },
  "asPerDocument": {
    "north": "Details not available",
    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
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  "buses": {
    "title": "Buses"
  },
  "taxies": {
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    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "\n",
  "depreciationPercentage": "42",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "4834",
  "depreciatedBuildingRate": "1334"
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"igrRate": {
  "propertyName": "Residential",
  "rate": "35900",
  "landRate": "9200",
  "igrImage": "cases/679c804f49234c16a221fc20/igr_1739780877057_Image.png",
  "squareMeterGuideLineRate": "37695.00",
  "squareFeetGuideLineRate": "3502.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "72",
  "rate": "2761.00",
  "squareFeetGuideLineRate": "2761.00",
  "squareMeterGuideLineRate": "29716.00"
},
"outgoingDetail": {
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"areaStatusList": {
  "label": "Ordinary",
  "value": "Ordinary"
},
"propertyTypeOfUseList": {
  "label": "Residential Purpose",
  "value": "Residential_Purpose"
},
"propertyOccupiedByList": {
  "label": "Owner Occupied",
  "value": "Owner_Occupied"
},
"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 BNMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
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  "pavementLaid": {
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"label": "Yes"
},
"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
  "label": "Completed",
  "value": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1997",
  "fullDate": "1/1/1997"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
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"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"label": "Yes",
"value": "1"
},
"appearanceOfTheBuilding": {
"label": "Normal",
"value": "Normal"
},
"maintenanceOfTheBuilding": {
"label": "Normal",
"value": "Normal"
},
"maintenanceIssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"label": "No",
"value": "0"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"label": "Stilt",
"value": "stilt"
},
"yearOfConstructionAsPer": {
"value": "As_Per_Previous_valuation_Report",
"label": "As Per Previous valuation Report"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "32",
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"ageOfBuilding": "28",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "6",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "920.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Index II (1 Page from Release Deed)"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/679c804f49234c16a221fc20/
routeMap_1739782863218_Image.png",
    "routeLat": "19.308075",
    "routeLng": "73.059513",
    "stationName": "Bhiwandi Road",
    "routeDistance": "5.3 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "x1cod7",
    "name": "x1cod7",
    "image": "cases/679c804f49234c16a221fc20/
routeMap_1739782788413_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "status": false
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},
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    "status": false,
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "5883.00"
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    "max": "0.00"
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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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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"ownerName": "Mr. Anandkumar Inderchand Baheti ",
"ownerPhoneNo": "8329331215",
"appAddress": "Flat no 22\nshiv sakti Co operative Housing society \nMahesh park
\nBhiwandi \nDist Thane \n",
"remark": "",
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    "inputs": {
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      "remark": " issued by Delta Valuation Services Pvt. Ltd."
    },
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    "path": "cases/679c804f49234c16a221fc20/
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"document_1738309658031_1738309655567_CamScanner_01312025_1058.pdf"
  },
  {
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      "label": "Index II (1 Page from Release Deed)"
    },
    "inputs": {
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        "label": "Releasers"
      },
      "Releasers": "Vimaladevi Inderchand Baheti, Nirmalkumar Inderchand Baheti &
Chanda Rajesh Nadhani",
      "to": {
        "value": "Releasee",
        "label": "Releasee"
      }
    },
  },
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    "to": {
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      "label": "Releasee"
    },
    "Releasee": "Anandkumar Inderchand Baheti",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "22"
  },
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  "displayStatus": true,
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    "label": "Mortgage Deed"
  },
  "inputs": {
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  },
  "isHardCopy": false,
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    "id": "957492",
    "uploadedBy": "627221f4afd7d55eddeddcb4",
    "createdAt": "Mon Feb 17 2025 10:16:27 GMT+0000 (Coordinated Universal Time)"
  }
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"caseNumber": "014051",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "299487",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jan 31 2025 07:48:31 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Anandkumar Inderchand Baheti ",
    "phone": "8329331215",
    "ownershipShare": "",
    "email": "",
    "id": "821535"
  }
],
"proposePurchasers": [],
"siteInspection": [
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67a08990a92c39df2abc4cac",
    "area": "852",
    "providedByName": "Anandkumar Inderchand Baheti ",
    "providedByContactNo": "8329331215"
  }
],
"composition": [
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    "value": "Square_Feet"
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  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "24.65"
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    "value": "Square_Feet"
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  "width1": "20",
  "width2": "6",
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  "images": [],
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    "value": "Square_Feet"
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  "length": "9.83",
  "length1": "9",
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  "width": "3.75",
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  "width2": "9",
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  "name": "Passage",
  "length": "1.58",
  "length1": "1",
  "length2": "7",
  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "4.49",
  "images": [],
  "extraAreas": [],
  "finalArea": "4.49"
},
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  "measurementType": {
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    "value": "Square_Feet"
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  "name": "Passage",
  "length": "5.75",
  "length1": "5",
  "length2": "9",
  "width": "3.25",
  "width1": "3",
  "width2": "3",
  "totalArea": "18.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.69"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "33.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "3.08",
  "width1": "3",
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"width2": "1",
"totalArea": "13.10",
"images": [],
"extraAreas": [],
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    "value": "Square_Feet"
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  "length": "12.25",
  "length1": "12",
  "length2": "3",
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  "images": [],
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  "finalArea": "119.44"
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    "value": "Square_Feet"
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  "name": "Passage",
  "length": "4.42",
  "length1": "4",
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  "images": [],
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    "label": "Square Feet",
    "value": "Square_Feet"
  }
}
```

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  "length": "3.83",
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  "width1": "3",
  "width2": "7",
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  "images": [],
  "finalArea": "13.74",
  "extraAreas": []
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  "measurementType": {
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    "value": "Square_Feet"
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  "width1": "4",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
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    "value": "Square_Feet"
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  "name": "Bedroom",
  "length": "12.42",
  "length1": "12",
  "length2": "5",
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  "width1": "10",
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"images": [],
"extraAreas": [],
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  "name": "Passage",
  "length": "8.50",
  "length1": "8",
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  "width1": "2",
  "width2": "00",
  "totalArea": "17.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Index II (1 Page from Release Deed)"
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"leadRemarks": [],
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      "lastName": "Kuperkar",
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    },
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    "status": true,
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    "note": "Rate verification done, pending for confirmation",
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H. No. 483/F/22, Kasar Ali, Mahesh Park, Near Challenge Stadium , Village - Bhiwandi,
Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State -
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Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
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"contactPersonName": "\t\nMr. Anandkumar Inderchand Baheti",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"rerald": "",
"siteVisitContactNo": "8329331215",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 7 Passage + 2 Toilet +
Bathroom",
"carpetTotal": "727.97",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"siteVisitDate": "2025-02-02",
"buildingServicesRate": "2300",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Index II (1 Page from Release Deed)",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 920.00",
"flatRate": "5800",
"landOtherRate": "3500",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"landDetails": {
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    "value": "Free_Hold"
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},
"leaseDetails": {
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    "remainingLeasePeriod": 0,
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},
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"finalBuiltupArea": "1025.05",
"finalCarpetArea": "854.21",
"finalSalableArea": "1127.56",
"salablePercentage": "10",
"toBeAdded": "",
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"otherCompositionSaleableTotal": "0.00",
"reportGeneratedDate": "Mon Feb 17 2025 08:53:16 GMT+0000 (Coordinated
Universal Time)"
}

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Name	Length	Width	Total
Composition :			
Passage	7'7"	3'3"	24.65
Living Room	12'4"	20'6"	252.83
Kitchen	9'10"	12'7"	123.74
Passage	8'5"	3'9"	31.56
Passage	1'7"	2'10"	4.49
Passage	5'9"	3'3"	18.69
Toilet	3'8"	9'00"	33.00
Passage	4'3"	3'1"	13.10
Bedroom	12'3"	9'9"	119.44
Passage	4'5"	9'9"	43.06
Toilet	3'10"	3'7"	13.74
Bathroom	8'2"	4'00"	32.67
Bedroom	12'5"	10'2"	126.24

Passage	8'6"	2'00"	17.00
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Other
Composition :
