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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "65f004d9857bdc098a9acc0e"
    },
    "firstName": "Vivek",
    "type": "CREDITOFFICER",
    "_id": "65f004d9857bdc098a9acc10",
    "lastName": "Rane",
    "mobileNo": "",
    "workMobileNo": "8758661331",
    "email": "bmthan4567@centralbank.co.in"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
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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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  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Virar West",
  "branchCode": "",
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  "alternateMobileNo": "",
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  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "A-1/A-2, Ground Floor, Regancey CHSL, Agashi Road, Near Vijaya
Bank, Virar West"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
"profilePhoto": "users/659ccce98f39506e83489828/
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"email": "ajayrewale503@gmail.com",
"lastName": "REWALE",
"mobileNo": "9766640171",
"designation": "",
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  "role": "MAKER+CHECKER",
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  "shortName": "VS",
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        "label": "Registered Valuer"
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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    ],
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      "title": {
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    "label": "FIIV"
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  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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      "remark": "value urgent"
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    {
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      "dateTime": "2025-02-03",
      "remark": "MANUAL_IN_TASK"
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  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "value": "Palghar",
  "label": true
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"city": {
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  "value": "",
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  "label": false
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  "value": "",
  "label": false
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  "value": "B",
  "label": true
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  "key": "oldSurveyNumber",
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "101",
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  "label": false
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  "key": "mouza",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "suburb",
  "value": "Nallasopara (East)",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
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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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    "label": "Cement Plastering"
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"townplanApprovedByList": {
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"label": "Vasai Virar City Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
"value": "No",
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"north": "Balaji Open Ground Hall",
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"south": "Wing - C",
"east": "Wing - A"
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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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"asPerDocument": {
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    "auto": {
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    "privateCars": {
      "title": "Private Cars"
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  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "As Part Occupancy Certificate is received, we assumed
that the construction is as per Sanction Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "16.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "7087.5",
  "depreciatedBuildingRate": "2087.5"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "47800",
  "landRate": "13100",
  "igrImage": "cases/67a05a3ac6108fdeef474f1f/igr_1738668555161_Image.png",
  "squareMeterGuideLineRate": "47800.00",
  "squareFeetGuideLineRate": "4441.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
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  "rate": "4086.00",
  "squareFeetGuideLineRate": "4086.00",
  "squareMeterGuideLineRate": "43983.00"
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"outgoingDetail": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "10500/- Present rental income per month",
  "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 VVCMC norms ",
  "tenantName": "Mr. Samadhan Chaubey <br />Occupied Since - One & Half Year",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developing area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Stilt Car Parking Space ",
"constructionWorkStatus": {
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  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2014",
  "fullDate": "1/1/2014"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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},
"structuralSafety": {
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  "label": "Good"
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},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
"estimatedAge": "49",
"ageOfBuilding": "11",
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"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "580.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1738736295721_Image.png",
    "routeLat": "19.423806",
    "routeLng": "72.821000",
    "stationName": "Nallasopara ",
    "routeDistance": "1.2 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
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    "id": "5dyfa",
    "name": "5dyfa",
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routeMap_1738736206897_Image.png"
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    }
  ]
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"valuation": {
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    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "3430592.00"
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"outward": {
  "status": true,
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"datetime": "2025-02-05T07:08:37.461Z",
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"number": "2310395",
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"rateVerify": {
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  "isHideFloor": false,
  "status": false
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"door": {
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "isHideFloor": false,
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"externalPainting": {
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  "isHideFloor": false,
  "status": false
},
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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},
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    "orientation": "portrait"
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    "orientation": "portrait"
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externallmg_1738606432771_1738606339921_image_6.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "67a1078ea2b18adef0cbe24f",
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    "status": false,
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externallmg_1738606453972_1738606339921_image_12.jpeg",
    "orientation": "portrait"
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    "status": false,
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "8919.00"
  },
  "builtUpRateRange": {
    "min": "5854.00",
    "max": "7433.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
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"title": "Electricity deposits / electrical fittings, etc",
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"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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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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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
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"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "APPROXIMATE_LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "484.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Vinod Hari Pandey & Mrs. Suman Vinod Pandey ",
"ownerPhoneNo": "9322713906",
"appAddress": "FLAT NO B/101 1ST FLOOR SALASAR APRTMENT CHS LTD TULIJ
VILLAGE NALLASOPARA EAST PALGHAR 401209",
"remark": "value urgent",
"documents": [
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    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    }
  },
  "inputs": {
    "documentDate": "28/01/2025",
    "from": {
      "value": "Transferor",
      "label": "Transferor"
    }
  },
  "Transferor": "Mrs. Dipali Dilip Bhosle & Mr. Nisargraj Dilip Bhosale ",
  "to": {
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    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mr. Vinod Hari Pandey & Mrs. Suman Vinod Pandey ",
  "number": {
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    "label": "No"
  },
  "No": "1902 / 2025"
},
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"path": "cases/67a05a3ac6108fdeef474f1f/
document_1738561942013_1738561940399_Vinod_pande_agreement_1.pdf",
"fileName":
"document_1738561942013_1738561940399_Vinod_pande_agreement_1.pdf"
},
{
  "documentType": {
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "VVCMC / TP / POC / VP - 0583 / 58 / 2014 - 15"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1738734897113_OC.pdf",
  "path": "cases/67a05a3ac6108fdeef474f1f/document_1738734897113_OC.pdf",
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Feb 05 2025 05:54:57 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Revised Development Permission Certificate"
  },
  "inputs": {
    "documentDate": "17/01/2013",
    "nameOfApprovingAuthority": {
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      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "VVCMC/ TP / RDP / VP - 0583 / 0172 / 2012 - 13"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/67a05a3ac6108fdeef474f1f/document_1738734985585_OC.pdf",
  "id": "178328",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Feb 05 2025 05:56:25 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "014072",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "211169",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Feb 03 2025 05:55:06 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Vinod Hari Pandey & Mrs. Suman Vinod Pandey ",
    "phone": "9322713906",
    "ownershipShare": "",
    "email": "",
    "id": "599134"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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  "label": "Square Feet"
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"name": "Living Room",
"length": "14.00",
"length1": "14",
"length2": "00",
"width": "8.92",
"width1": "8",
"width2": "11",
"totalArea": "124.83",
"images": [],
"extraAreas": [],
"finalArea": "124.83"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "2.00",
  "length1": "2",
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  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "6.00",
  "images": [],
  "extraAreas": [
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        "label": "Square Feet"
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      "length2": "00",
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  "length": "4.00",
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  "length2": "00",
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  "width2": "00",
  "totalArea": "12.00",
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  "extraAreas": [],
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  "name": "Bathroom",
  "length": "6.42",
  "length1": "6",
  "length2": "5",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "25.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.67"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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  "id": "4",
  "name": "Bedroom",
  "length": "9.75",
  "length1": "9",
  "length2": "9",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "73.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "73.12"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Bedroom",
  "length": "9.75",
  "length1": "9",
  "length2": "9",
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  "width1": "8",
  "width2": "6",
  "totalArea": "82.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "82.87"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "6",
  "name": "Kitchen",
  "length": "9.33",
  "length1": "9",
  "length2": "4",
  "width": "8.50",
  "width1": "8",
  "width2": "6",
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"images": [],
"extraAreas": [],
"finalArea": "79.33"
}
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"otherComposition": [
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    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "56.00",
  "length1": "56",
  "length2": "0",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "56.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "56",
  "percentageBeforeTotal": "56.00",
  "percentage": "100"
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{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
  "measurementType": {
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    "label": "Square Feet"
  },
}
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"width1": "7",
"width2": "4",
"totalArea": "15.28",
"images": [],
"extraAreas": [
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "name": "Extra ",
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    "length": "2.17",
    "length1": "2",
    "length2": "2",
    "width": "8.42",
    "width1": "8",
    "width2": "5",
    "totalArea": "18.24"
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"finalArea": "33.52",
"percentageBeforeTotal": "33.52",
"percentage": "100"
},
"externalReport": [],
"documentPerArea": [
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      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "633374",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "484",
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"squareMeterArea": "44.97",
"docFinalBuiltUp": "580.8",
"docFinalBuiltUpSquareMeter": "53.964",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
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    "expectedRate": "7397.30",
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    "squareMeterArea": "67.82",
    "expectedRate": "6164.38",
    "percentage": "20"
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"firstName": "Shyam",
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Hsg. Soc. Ltd. , Village - Tulinj, Nallasopara (East), Taluka - Vasai, District - Palghar,
PIN - 401 209, State - Maharashtra, Country - India",
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"email": ""
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Name	Length	Width	Total
Composition :			
Living Room	14'00"	8'11"	124.83
Passage	2'00"	3'00"	6.00
WC	4'00"	3'00"	12.00
Bathroom	6'5"	4'00"	25.67
Bedroom	9'9"	7'6"	73.12
Bedroom	9'9"	8'6"	82.87
Kitchen	9'4"	8'6"	79.33
Other Composition :			
Balcony Area	56'0"	1'00"	56.00
Flower Bed Area	2'1"	7'4"	15.28