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  "toAssess": {
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    "label": "Fair Market Value"
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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"
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"name": "Deepthi Balagiri",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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    "firstName": "Barkat",
    "email": "barkathodekar68@gmail.com",
    "lastName": "Hodekar",
    "mobileNo": "8879011615",
    "designation": "Site Engg",
    "shortName": "Barkat",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
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    "lastName": "Patil",
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    "designation": "",
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"_id": "627221f4afd7d55eddeddcb4",
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  "shortName": "SH",
  "email": "shobha@vastukala.org",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "number": "CAT-I-F-1763"
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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"fatherName": "Baburao"
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      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2025-02-13",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2025-02-12",
      "remark": "MANUAL_IN_TASK"
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  "value": "Savitha Building",
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  "value": "",
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  "value": "",
  "label": true
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  "label": false
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  "label": true
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  "value": "Chembur",
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    "label": "Marble Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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    "label": "Aluminium Sliding Windows with window grills"
  }
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    },
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      "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
    },
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      "label": "Cement Plastering"
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      "label": "company 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)"
    },
    "whetherCoveredUnderAnyState": {
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      "label": "No"
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      "west": "Chandrika Building",
      "south": "Pestom Sagar Road No. 2",
      "east": "Road & Kankal Hospital"
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    "south": "Marginal Space",
    "west": "Marginal Space"
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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": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per inspection, two flats are internally amalgamated to form a single flat. The composition of amalgamated flat is 3 Bedrooms + Hall + Pooja Room + Kitchen + 1 Bathroom + 1 Toilet. ",
"dateOfIssusApprovePlan": "Copy of Completion Certificate Document No. CE / 7828 / BSI / A / H. Dated 23.06.1967 issued by Municipal Corporation of Greater Mumbai\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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form a single flat with single entrance.\n2. Terrace area covered with G.I. Sheet roofing.",

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"depreciationPercentage": "0",
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"rate": "149640",
"landRate": "69360",
"igrImage": "cases/67aef9ca36a56c9b5f67a21a/igr_1739603706934_Image.png",
"squareMeterGuideLineRate": "119712.00",
"squareFeetGuideLineRate": "11122.00"
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"igrFinalRate": {
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"rate": "8408.00",
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"squareFeetGuideLineRate": "8408.00"
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"label": "Residential Purpose"
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"propertyOccupiedByList": {
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"label": "Vacant"
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"monthlyRent": "N.A.",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
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"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\` Thk. Brick Masonery"
  },
  "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": "Open Car parking",
  "constructionWorkStatus": {
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    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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    "month": "1",
    "year": "1967",
    "fullDate": "1/1/1967"
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"value": "R.C.C.",
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"structuralSafety": {
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"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
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"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
"value": "Normal",
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"maintenancelssues": {
"value": "1",
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Building_Completion_Certificate",
  "label": "Building Completion Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "58",
"totalLifeBuilding": "60",
"estimatedAge": "2",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "1588.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "19.068343",
    "routeLng": "72.901682",
    "stationName": "Chembur",
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"routeDistance": "950 Mt.",
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    0
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  "type": "Point"
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  "finallatLng": false
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"locationMapImg": [
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    "id": "o5f28e",
    "name": "o5f28e",
    "image": "cases/67aef9ca36a56c9b5f67a21a/
routeMap_1739770756473_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "kitchenArrangementsRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "38396000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "38396000.00"
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"outward": {
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  "datetime": "2025-02-18T08:06:03.467Z",
  "date": "Tue Feb 18 2025 08:06:03 GMT+0000 (Coordinated Universal Time)",
  "number": "2310619",
  "dayCount": "5",
  "monthCount": "269",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
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"status": false
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"fullBuildingRcc": {
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  "isHideFloor": false,
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"window": {
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"flooringTilingKitchenPlatform": {
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "floorsCompleted": "",
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
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  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
}
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"externalDevelopmentFinalFinishing": {
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"reportImages": {
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "path": "cases/67aef9ca36a56c9b5f67a21a/
externallmg_1739634697328_1739634609447_image_16.jpeg",
      "orientation": "portrait"
    }
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externallmg_1739634697642_1739634609447_image_17.jpeg",
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    "path": "cases/67aef9ca36a56c9b5f67a21a/
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "name": "Living Room",
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    "name": "Living Room",
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    "_id": "67b0b75bc594f0b7b6554fe6",
    "name": "Living Room",
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    "name": "Living Room",
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    "name": "Living Room",
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externallmg_1739634690659_1739634609447_image_0.jpeg",
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    "name": "Living Room",
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externallmg_1739634690769_1739634609447_image_1.jpeg",
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    "name": "Living Room",
    "path": "cases/67aef9ca36a56c9b5f67a21a/
externallmg_1739634691662_1739634609447_image_4.jpeg",
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    "name": "Living Room",
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externallmg_1739634692973_1739634609447_image_8.jpeg",
    "orientation": "portrait"
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    "max": "30749.00"
  },
  "builtUpRateRange": {
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    "max": "25624.00"
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  "saleableRateRange": {
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    "max": "0.00"
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    "quantity": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"status": true,
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "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
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
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"DELIVERY": false,
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"createCase": "true",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1324.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "RECEIVED",
"invoiceIds": [],
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  "67b80bfcc594f0b7b657fc49"
],
"_id": "67aef9ca36a56c9b5f67a21a",
"ownerName": "Mr. Pankaj Babulal Jain, as the Sole Proprietor of M/s. Sensuel",
"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9833887323",
"contactPersonName": "Sunil Mishra",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Mr. Pankaj Babulal Jain, as the Sole Proprietor of M/s. Sensuel",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "805453"
  }
],
"caseReferredBy": "5ffe92d27737ca4d986b6453",
"relationWithOwner": "Contact Person",
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"fullAddress": "Residential Flat No. 13 & 14, 4th Floor, Savitha Building, Sri Sath Sangh Co-op. Hsg. Soc. Ltd., 70, Pestom Sagar Road No. 2, Tilak Nagar P.O., Village - Chembur, Municipality Ward No. M - West Ward, Chembur, Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 089, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
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      "label": "Old Valution Report "
    },
    "inputs": {
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    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "884651",
    "path": "cases/67aef9ca36a56c9b5f67a21a/document_1739520453545_Valuation_Report_Deepti_Balagiri.pdf",
    "fileName": "document_1739520453545_Valuation_Report_Deepti_Balagiri.pdf"
  },
  {
    "documentType": {
      "value": "60ae1253aa6d152c1801b323",
      "label": "Deed Of Gift"
    },
    "inputs": {
      "documentDate": "26/05/2022",
      "from": {
        "value": "Donor",
        "label": "Donor"
      },
      "Donor": "Sangeeta Ahir w/o Sachin Ahir",
      "to": {
        "value": "donee",
        "label": "donee"
      },
      "donee": "Deepthi Balagiri"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/67aef9ca36a56c9b5f67a21a/document_1739520564900_Cosmos_bank_MRO_A2_Borivali_West_mrs_DeepthiBalagiri_flat_no13_14_Chembur2_1.pdf",
    "fileName": "document_1739520564900_Cosmos_bank_MRO_A2_Borivali_West_m
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rs_DeepthiBalagiri__flat_no13__14__Chembur2_1.pdf"
},
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  "documentType": {
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    "label": "Index- II"
  },
  "inputs": {
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    "from": {
      "value": "Transferor",
      "label": "Transferor"
    },
    "Transferor": "Mrs. Deepthi Balagiri",
    "to": {
      "value": "transferee",
      "label": "transferee"
    },
    "transferee": "Mr. Pankaj Babulal Jain ",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "16093/2023"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "404942",
  "path": "cases/67aef9ca36a56c9b5f67a21a/
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  "fileName": "document_1739603415024_igr_16093.pdf"
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  "documentType": {
    "value": "60ae1247aa6d152c1801b2ec",
    "label": "Completion Certificate"
  },
  "inputs": {
    "documentDate": "23/06/1967",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "remark": " Document No. CE / 7828 / BSI / A / H"
  },
  "isHardCopy": false,
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"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Mon Feb 17 2025 07:35:56 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Deed of Transfer & Sale"
  },
  "inputs": {
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      "label": "Transferor"
    },
    "Transferor": "Mrs. Deepthi Balagiri",
    "to": {
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      "label": "transferee"
    },
    "transferee": "Mr. Pankaj Babulal Jain "
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "539142",
  "path": "cases/67aef9ca36a56c9b5f67a21a/
document_1739855672673_Savitha_Agreement_Between_DB__Pankaj_Jain.pdf",
  "fileName":
  "document_1739855672673_Savitha_Agreement_Between_DB__Pankaj_Jain.pdf"
}
],
"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
"assignmentType": {
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  "label": "Retail"
},
"reald": "",
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "014320",
"createdBy": "6006d4ce5080a310ac1fdcf2",
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"caseHistory": [
  {
    "id": "511467",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Fri Feb 14 2025 08:07:38 GMT+0000 (Coordinated Universal Time)"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "203154",
    "name": "Living Room",
    "length": "10.00",
    "length1": "10",
    "length2": "00",
    "width": "20.33",
    "width1": "20",
    "width2": "4",
    "totalArea": "203.33",
    "images": [],
    "extraAreas": [],
    "finalArea": "203.33"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "9.75",
    "length1": "9",
    "length2": "9",
    "width": "9.08",
    "width1": "9",
    "width2": "1",
    "totalArea": "88.56",
    "images": [],
    "extraAreas": [],
    "finalArea": "88.56"
  }
]
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},
{
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    "label": "Square Feet"
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  "id": "2",
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  "length": "6.83",
  "length1": "6",
  "length2": "10",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "30.18",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.18"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Bathroom",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "3.42",
  "width1": "3",
  "width2": "5",
  "totalArea": "17.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.08"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Pooja Room",
  "length": "9.17",
  "length1": "9",
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"length2": "2",
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"width1": "5",
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"totalArea": "50.42",
"images": [],
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"finalArea": "50.42"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "10.50",
  "length1": "10",
  "length2": "6",
  "width": "11.42",
  "width1": "11",
  "width2": "5",
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  "images": [],
  "extraAreas": [],
  "finalArea": "119.87"
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    "label": "Square Feet"
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  "name": "Living Room",
  "length": "20.42",
  "length1": "20",
  "length2": "5",
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  "width1": "9",
  "width2": "10",
  "totalArea": "200.76",
  "images": [],
  "finalArea": "200.76",
  "extraAreas": []
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  "label": "Square Feet"
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"name": "Bedroom",
"length": "18.42",
"length1": "18",
"length2": "5",
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"width1": "10",
"width2": "4",
"totalArea": "190.31",
"images": [],
"extraAreas": [],
"finalArea": "190.31"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Kitchen",
  "length": "8.92",
  "length1": "8",
  "length2": "11",
  "width": "9.83",
  "width1": "9",
  "width2": "10",
  "totalArea": "87.68",
  "images": [],
  "extraAreas": [],
  "finalArea": "87.68"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Toilet",
  "length": "6.58",
  "length1": "6",
  "length2": "7",
  "width": "7.17",
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"finalArea": "47.18"
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    "label": "Square Feet"
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"createdAt": "2025-02-14T08:07:38.472Z",
"updatedAt": "2025-02-25T11:02:42.861Z",
"__v": 0,
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"updatedBy": "60f915d3f3dd69653a592199",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Deed of Transfer & Sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 1324.00",
"flatRate": "29000",
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"landOtherRate": "26000",
"shopDetails": {
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  "roadFacing": false,
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"landDetails": {
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    "leaseRent": "",
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"finalSaleablePercentage": "0",
"builtupPercentage": "20",
"carpetTotal": "1058.15",
"extendOfSiteRemark": "\nCarpet Area as per Deed of Sale & Transfer is mentioned
below:\nFlat No. 13 = 524.00 Sq. Ft. \nFlat No. 14 = 530.00 Sq. Ft. \nTerrace Area =
270.00 Sq. Ft. (i.e. 40% of Total Terrace Area = 675.00 Sq. Ft. )\nTotal Carpet Area =
1324.00 Sq. Ft. \n\nBuilt up Area in Sq. Ft. = 1589.00 \n(Total Carpet Area + 20%)",
"finalBuiltupArea": "1267.74",
"finalCarpetArea": "1056.45",
"finalSalableArea": "1394.51",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + 2 Living Room + 2 Kitchen + 2 Passage +
Bathroom + Pooja Room + Toilet",
"reportGeneratedDate": "Tue Feb 18 2025 00:00:00 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-02-12",
"otherCompositionBuiltUpTotal": "0.00",
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"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"

}

Name	Length	Width	Total
Composition :			
Living Room	10'00"	20'4"	203.33
Kitchen	9'9"	9'1"	88.56
Passage	6'10"	4'5"	30.18
Bathroom	5'00"	3'5"	17.08
Pooja Room	9'2"	5'6"	50.42
Bedroom	10'6"	11'5"	119.87
Living Room	20'5"	9'10"	200.76
Bedroom	18'5"	10'4"	190.31
Kitchen	8'11"	9'10"	87.68
Toilet	6'7"	7'2"	47.18
Passage	7'8"	2'9"	21.08
Other Composition :			