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{
  "typeOfReport": {
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    "label": "Single Flat"
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "label": "Direct"
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  "purposeOfValuation": {
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    "label": "Market Value"
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "fees": {
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    "expectedFees": null,
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  },
  "organization": {
    "_id": "643a5702108b68389ed72f71",
    "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"
  },
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    "type": "PRIVATE_CLIENT",
  }
}
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"name": "Mr. Pankaj Babulal Jain And Mrs Parsan Babulal Jain",
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"initial": "M"
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"branch": "",
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "label": "Residential",
  "value": "Residential"
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"zone": "",
"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "shortName": "MBC",
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  },
  "siteEngineer": {
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    "_id": "60f9462345132d6a6bddb9d5",
    "role": "SITEENGINEER",
    "firstName": "Dashrath ",
    "email": "dasrat.jaiswar1234@gmail.com",
    "lastName": "Jaiswar",
    "mobileNo": "9987305468",
    "designation": "",
    "shortName": "DFJ",
    "workWithDocumentMaker": ""
  },
  "rateVerifier": {
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    "_id": "627221f4afd7d55eddeddcb4",
    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Prajakta",
    "email": "prajakta@vastukala.org",
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"lastName": "Patil",
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  "lastName": "Patil",
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  "designation": "",
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  "lastName": "Kuperkar",
  "shortName": "SH",
  "email": "shobha@vastukala.org",
  "designation": "",
  "mobileNo": "9004134140",
  "role": "MAKER + RATE VERFIER + CHEAKER",
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  {
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        "label": "Registered Valuer"
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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"designation": "Registered Valuer",
"registrationNo": [
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    "title": {
      "label": "IBBI"
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      "label": "Chartered Engineer"
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"shortName": "MBC",
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  "longitude": "72.83541856322442"
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      "remark": ""
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      "dateTime": "2025-02-14",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2025-02-13",
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    "label": true
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    "label": false
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    "key": "village",
    "value": "Mazgaon Divison",
    "label": true
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    "value": "9",
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  "label": false
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  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "value": "Tower - B",
  "label": true
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  "label": true
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"newSurveyNumber": {
  "status": false,
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  "value": "",
  "label": true
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  "value": "707",
  "label": true
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  "value": "",
  "label": true
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  "key": "municipalityWardNo",
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"label": "Partly Italian Marble, Partly Vitrified Tile , Partly Wooden Flooring"
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"doors": {
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"label": "Teak Wood Door frame with Solid flush door"
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"windows": {
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"label": "Powder coated Aluminum sliding windows"
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"fittings": {
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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"label": "Cement Plastering + POP Finish"
}
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"whetherCoveredUnderAnyState": {
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"label": "No"
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  "west": "Dr. Babasaheb Ambedkar Marg",
  "south": "Internal Road & Petrol Pump",
  "east": "The New Great Eastern Mills"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "east": "",
    "south": "",
    "west": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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4172 / E / A / OCC / 1 / New dated 16.12.2022 issued\nby Municipal Corporation of
Greater Mumbai.",
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "205030",
  "landRate": "91370",
  "igrImage": "cases/67af007219ca979ae949464c/igr_1739600282790_Image.png",
  "squareMeterGuideLineRate": "215282.00",
  "squareFeetGuideLineRate": "20000.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "95",
  "rate": "19425.00",
  "squareMeterGuideLineRate": "209086.00",
  "squareFeetGuideLineRate": "19425.00"
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  }
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"monthlyRent": "1,60,000/- (Expected rental income per month)\n",
"assessmentNo": "Details not available",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R. C. C. Slab"
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with Two (2) Car Parking Space bearing Nos. 53 & 54 situated on P5 lebvel",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2022",
  "fullDate": "1/1/2022"
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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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"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "",
"noOfPodium": "7",
"noOfAmenityFloors": "2",
"noOfFloors": "57",
"flatFloorNo": "9",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
  "area": "1325.50",
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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    "routeMapImg": "cases/67af007219ca979ae949464c/
routeMap_1739609187571_Image.png",
    "routeLat": "18.982353",
    "routeLng": "72.836222",
    "stationName": "Chinchpokli",
    "routeDistance": "700 Mt.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "4ejnol",
      "name": "4ejnol",
      "image": "cases/67af007219ca979ae949464c/
routeMap_1739609107743_Image.png"
    }
  ],
  "valuation": {
    "fairMarketValue": {
      "costOfConstruction": "",
      "depreciationPercentage": "",
      "depreciatedCostOfConstruction": "",
      "totalFairMarketValue": ""
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    "wardrobesRate": "0",
    "totalwardrobesRate": "0",
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"wardrobesQty": "0",
"showcasesQty": "0",
"showcasesRate": "0",
"totalshowcasesRate": "0",
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"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "1205",
"interiorDecorationsRate": "3000",
"totalinteriorDecorationsRate": "3615000",
"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "73505000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "69890000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-02-18T08:05:00.222Z",
  "date": "Tue Feb 18 2025 08:05:00 GMT+0000 (Coordinated Universal Time)",
  "number": "2310618",
  "dayCount": "4",
  "monthCount": "268",
  "generatedBy": "60f915d3f3dd69653a592199"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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"label": "RCC Footing/Foundation",
"floorsCompleted": "",
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"label": "External Plastering",
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  "status": false
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    "path": "cases/67af007219ca979ae949464c/
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    "orientation": "portrait"
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    "name": "Passage",
    "path": "cases/67af007219ca979ae949464c/
externallmg_1739596128674_1739596122358_image_17.jpeg",
    "orientation": "portrait"
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  "builtUpRateRange": {
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  "saleableRateRange": {
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"status": true,
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  "ratePerUnit": "0.00",
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"ratePerUnit": "0.00",
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  "status": true,
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  "lessValueDetails": []
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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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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"status": true,
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  "67b80bfcc594f0b7b657fc49"
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"ownerName": "Mr. Pankaj Babulal Jain & Mrs. Parsan Babulal Jain",
"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9833887323",
"contactPersonName": "Mrs. Jain",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Mr. Pankaj Babulal Jain & Mrs. Parsan Babulal Jain",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "240166"
  }
],
"caseReferredBy": "5ffe92d27737ca4d986b6453",
"relationWithOwner": "Owner's Wife",
"fullAddress": "Residential Flat No. 905, 9th Floor, Wing - Tower - B, Salsette - 27,
Phase - 1, 25-29, Dr. Ambedkar Road, Village - Mazgaon Divison, Municipality Ward
No. E - Ward, Byculla, District - Mumbai City, Mumbai, PIN Code - 400 027, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "06/03/2018",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Goodtime Real Estate Development Private ",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      }
    }
  }
],
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"purchaser": "Mr. Pankaj Babulal Jain",
"number": {
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  "label": "Document No"
},
"Document_No": "2737/2018"
},
"isHardCopy": false,
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"id": "960126",
"path": "cases/67af007219ca979ae949464c/
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"fileName": "document_1739522156013_Agreement_Salsette_27.pdf"
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{
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    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
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      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "EB / 4172 / E / A / OCC / 1 / New dated 16.12.2022 "
  },
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  "displayStatus": true,
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  "path": "cases/67af007219ca979ae949464c/
document_1739611488733_175980.pdf",
  "id": "734080",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Sat Feb 15 2025 09:24:48 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Builder Possession Letter"
  },
  "inputs": {
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  "path": "cases/67af007219ca979ae949464c/
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Sat Feb 15 2025 09:25:19 GMT+0000 (Coordinated Universal Time)"
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"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
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  "label": "Retail"
},
"reald": "",
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "014321",
"createdBy": "6006d4ce5080a310ac1fdcf2",
"caseHistory": [
  {
    "id": "775646",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Fri Feb 14 2025 08:36:02 GMT+0000 (Coordinated Universal Time)"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "361244",
    "name": "Passage",
    "length": "6.67",
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"length1": "6",
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"width2": "3",
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"finalArea": "35.00"
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    "label": "Square Feet"
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  "name": "Living Room",
  "length": "19.58",
  "length1": "19",
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  "width1": "15",
  "width2": "8",
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  "extraAreas": [],
  "finalArea": "306.80"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.58",
  "length1": "3",
  "length2": "7",
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  "width1": "11",
  "width2": "5",
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  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Kitchen",
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  "length1": "14",
  "length2": "2",
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  "width2": "7",
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  "images": [],
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  "finalArea": "107.43"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.67",
  "length1": "3",
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  "width": "3.67",
  "width1": "3",
  "width2": "8",
  "totalArea": "13.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.44"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "",
  "length1": "5",
  "length2": "5",
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"width": "",
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  "name": "Bedroom",
  "length": "",
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  "width": "",
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  "width2": "4",
  "totalArea": "115.39",
  "images": [],
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  "extraAreas": []
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  "length1": "11",
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  "finalArea": "177.61"
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{
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  "name": "Toilet",
  "length": "8.67",
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  "width2": "1",
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  "images": [],
  "extraAreas": [],
  "finalArea": "44.06"
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    "label": "Square Feet"
  },
  "id": "9",
  "name": "Passage",
  "length": "3.25",
  "length1": "3",
  "length2": "3",
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  "width2": "8",
  "totalArea": "15.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.17"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "0",
  "width": "13.67",
  "width1": "13",
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"extraAreas": [],
"finalArea": "150.33"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Toilet",
  "length": "5.17",
  "length1": "5",
  "length2": "2",
  "width": "7.67",
  "width1": "7",
  "width2": "8",
  "totalArea": "39.61",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.61"
}
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"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Cupboard",
      "value": "Cupboard"
    },
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      "label": "Square Feet"
    },
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    "length": "5.58",
    "length1": "5",
    "length2": "7",
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    "width1": "8",
    "width2": "3",
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"images": [],
"extraAreas": [],
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"percentage": "100"
},
{
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    "value": "Carpet"
  },
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    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "40.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "40",
  "percentageBeforeTotal": "40.00",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "111.95",
"totalAreaDocument": "1205",
"docBuiltpPercentage": "10",
"docFinalBUILTUp": "1325.50",
"docFinalBUILTUpSquareMeter": "123.14",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "602326"
}
],
"images": [],
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"finalSalableArea": "1372.97",
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"siteMeasurementRemark": "\nCarpet Area in Sq. Ft. = 1089.00\nCupboard Area in Sq. Ft. = 46.00\nDry Balcony Area in Sq. Ft. = 40.00\nTotal Carpet Area in Sq. Ft. = 1175.00\n(Area as per Actual Site Measurement)\n\n",
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| <b>Name</b>            | <b>Length</b> | <b>Width</b> | <b>Total</b> |
|------------------------|---------------|--------------|--------------|
| Composition :          |               |              |              |
| Passage                | 6'8"          | 5'3"         | 35.00        |
| Living Room            | 19'7"         | 15'8"        | 306.80       |
| Passage                | 3'7"          | 11'5"        | 40.91        |
| Kitchen                | 14'2"         | 7'7"         | 107.43       |
| Passage                | 3'8"          | 3'8"         | 13.44        |
| Toilet                 | 5'5"          | 7'11"        | 42.88        |
| Bedroom                | 11'2"         | 10'4"        | 115.39       |
| Bedroom                | 11'7"         | 15'4"        | 177.61       |
| Toilet                 | 8'8"          | 5'1"         | 44.06        |
| Passage                | 3'3"          | 4'8"         | 15.17        |
| Bedroom                | 11'0"         | 13'8"        | 150.33       |
| Toilet                 | 5'2"          | 7'8"         | 39.61        |
| Other<br>Composition : |               |              |              |
| Cupboard               | 5'7"          | 8'3"         | 46.06        |
| Dry Balcony            | 8'00"         | 5'00"        | 40.00        |