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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "B Sampath",
    "type": "CREDITOFFICER",
    "_id": "66bf04460f117327db70bb78",
    "email": "cpc.sme.mumvaimetros@bqnkofbaroda.co.in",
    "lastName": "Sir",
    "mobileNo": "0224212061",
    "workMobileNo": "9989912943"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000004",
  "type": "BRANCH",
  "name": "SME Loan Factory (SMSR) Ballard Estate",
  "email": "armbom@bankofbaroda.com",
  "mobileNo": "91-22-22610507 ",
  "alternateMobileNo": "43683808",
  "address": "Meher Chambers, Ground Floor, Dr. Sunderlal Behl Marg, Opp. Petrol
Pump, Ballard Estate, Mumbai - 400 001, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "91-22-43683802",
  "sendStructuralCertificate": "0"
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  "value": "Residential"
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  "email": "nidhi.kajwe97@gmail.com",
  "lastName": "KAJWE",
  "mobileNo": "8850520881",
  "shortName": "NIDHI",
  "workWithDocumentMaker": ""
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "vinita.surve@vastukala.org",
  "lastName": "Surve",
  "mobileNo": "9820652818",
  "designation": "",
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"lastName": "Surve",
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"valuers": [
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"valuersRegistrationNumber": [
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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",
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"_id": "60af80072ffdf65bcd658651",
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"title": {
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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  "value": "BANK"
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"compositionFlatType": {
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  "value": "India",
  "label": false
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  "key": "village",
  "value": "Lower Parel",
  "label": true
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  "value": "52",
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  "value": "Mumbai Main",
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "B",
  "label": true
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  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": false
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  "key": "municipalityWardNo",
  "value": "'G' South",
  "label": true
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  "key": "khataNo",
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  "label": false
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  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "Italian Marble Flooring"
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    "label": "Teak wood door frame with flush shutters"
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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"general": {
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    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Lodha Compound",
    "east": "World Crest"
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  "asPerDocumentAgreement": {
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    "south": "Way to Lift Lobby",
    "west": "Lift"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Wardrobes + Dry Balcony + Balcony Area",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.\n\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"compositeRate": {
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"depreciationPercentage": "",
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  "rate": "323420",
  "landRate": "126110",
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  "squareMeterGuideLineRate": "388104.00",
  "squareFeetGuideLineRate": "36056.00"
},
"igrFinalRate": {
  "floorRatePercentage": "20",
  "depreciationPercentage": "95",
  "rate": "34839.00",
  "squareMeterGuideLineRate": "375004.00",
  "squareFeetGuideLineRate": "34839.00"
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  "areaStatusList": {
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    "label": "I Class"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "Rs. 3,34,000/- Expected rental income per month.",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Excellent"
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"marketability": {
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"marketabilityList": {
  "value": "Good",
  "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed 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"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "2 Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2021",
    "fullDate": "1/1/2021"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  }
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"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"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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"value": "0",
"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": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
"noOfBasement": "3",
"noOfPodium": "7",
"noOfAmenityFloors": "",
"noOfFloors": "78",
"flatFloorNo": "52",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
"area": "2289.10",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67c73d85e2b36e481ccbf2c8/
routeMap_1741344115277_Image.png",
"routeLat": "19.002903",
"routeLng": "72.826976",
"stationName": "Lower Parel",
"routeDistance": "1.2 km. ",
"routeStation": {
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    "value": "Railway_Station",
    "label": "Railway Station"
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  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "6wmhsr",
    "name": "6wmhsr",
    "image": "cases/67c73d85e2b36e481ccbf2c8/
routeMap_1741343967644_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"electricityDepositsQty": "0",
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"outward": {
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  "number": "2310934",
  "dayCount": "4",
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"rateVerify": {
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"underConstruction": {
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    "isHideFloor": false,
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  "status": false
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"status": true
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"path": "cases/67c73d85e2b36e481ccbf2c8/
externallmg_1741231646190_1741231636275_image_3.jpeg",
"orientation": "portrait"
}
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"orientation": "portrait"
}
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    "path": "cases/67c73d85e2b36e481ccbf2c8/
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    "orientation": "portrait"
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"parkingImages": [],
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"compositionImages": [
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    "status": false,
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    "name": "Living Room",
    "path": "cases/67c73d85e2b36e481ccbf2c8/
externallmg_1741231648479_1741231636275_image_5.jpeg",
    "orientation": "portrait"
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  }
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  "name": "Living Room",
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  "name": "Living Room",
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  "orientation": "portrait"
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  "name": "Living Room",
  "path": "cases/67c73d85e2b36e481ccbf2c8/
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  "orientation": "portrait"
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  "name": "Living Room",
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  "name": "Living Room",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67c73d85e2b36e481ccbf2c8/
externallmg_1741231699727_1741231692557_image_7.jpeg",
    "orientation": "portrait"
  }
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  "carpetRateRange": {
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    "max": "64648.00"
  },
  "builtUpRateRange": {
    "min": "52641.00",
    "max": "58771.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "quantity": "0.00",
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"ratePerUnit": "0.00",
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  "isEditable": true
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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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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"title": "Electricity deposits / electrical fittings, etc",
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"ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "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",
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "additionTotalValue": 0,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "2081.00",
"empanelmentNo": [
  "ZO:MZ:ADV:44:620"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORDELIVERY",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Vinayak Kejriwal",
"ownerPhoneNo": "8976925347",
"appAddress": "Flat No 5201 52nd Floor Building World View B Wing The World Towers Senapati Bapat Marg Upper Worli Mumbai - 400013",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    }
  }
],
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"attachConfig": {
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  "from": {
    "value": "Company",
    "label": "Company"
  },
  "Company": "Macrotech Developers Limited, a Company",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Vinayak Kejriwal & Urvashi Goyal",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": " 9712/2020"
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"isHardCopy": false,
"displayStatus": true,
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"fileName": "document_1741348621244_document_1741110623050_1741110621151_Vinayak_Kejriwal_22042021_Agreement__World_Towers_B5201_House_Property.pdf"
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    "value": "60ae1247aa6d152c1801b2ea"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " EB/5113/GS/A/FCC/9/Amend"
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"isHardCopy": false,
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"fileName": "document_1741349373954_CC.pdf"
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    "value": "60ae129faa6d152c1801b47d"
  },
  "attachConfig": {
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    "toPage": 0
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  "inputs": {
    "documentDate": "09/09/2021",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " P51900008962"
},
"isHardCopy": false,
"displayStatus": false,
"id": "516289",
"path": "cases/67c73d85e2b36e481ccbf2c8/
document_1741351553186_P51900008962.pdf",
"fileName": "document_1741351553186_P51900008962.pdf"
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " EB/5113/GS/A/OCC/11/New"
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"isHardCopy": false,
"displayStatus": false,
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"path": "cases/67c73d85e2b36e481ccbf2c8/document_1741351831304_5_Occupa
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ted_development.pdf",
"fileName": "document_1741351831304_5_Occupancy_Certificate__Completion_C
ertificate__Architects_certificate_of_completion_for_plotted_development.pdf"
}
],
"caseNumber": "014690",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "323245",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 04 2025 17:51:01 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Vinayak Kejriwal",
    "phone": "8976925347",
    "ownershipShare": "",
    "email": "",
    "id": "178834"
  },
  {
    "name": "Urvashi Goyal",
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"phone": "",
"email": "",
"ownershipShare": "",
"panNo": "",
"aadharNo": "",
"id": "159717"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "516914",
  "name": "Passage",
  "length": "4.92",
  "length1": "4",
  "length2": "11",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "20.49",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.49"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "13",
  "name": "WC",
  "length": "4.92",
  "length1": "4",
  "length2": "11",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "19.26",
  "images": [],
  "finalArea": "19.26",
  "extraAreas": []
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},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "2",
  "name": "Living Room",
  "length": "20.67",
  "length1": "20",
  "length2": "8",
  "width": "20.75",
  "width1": "20",
  "width2": "9",
  "totalArea": "428.83",
  "images": [],
  "extraAreas": [],
  "finalArea": "428.83"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "13",
  "name": "Kitchen",
  "length": "11.92",
  "length1": "11",
  "length2": "11",
  "width": "9.92",
  "width1": "9",
  "width2": "11",
  "totalArea": "118.17",
  "images": [],
  "finalArea": "118.17",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Servent Room",
  "length": "8.67",
  "length1": "8",
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"length2": "8",
"width": "4.42",
"width1": "4",
"width2": "5",
"totalArea": "38.28",
"images": [],
"finalArea": "38.28",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "13",
  "name": "Toilet",
  "length": "3.83",
  "length1": "3",
  "length2": "10",
  "width": "4.83",
  "width1": "4",
  "width2": "10",
  "totalArea": "18.53",
  "images": [],
  "finalArea": "18.53",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "13",
  "name": "Sitting Room",
  "length": "18.67",
  "length1": "18",
  "length2": "8",
  "width": "14.83",
  "width1": "14",
  "width2": "10",
  "totalArea": "276.89",
  "images": [],
  "finalArea": "276.89",
  "extraAreas": []
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  "label": "Square Feet"
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"name": "Passage",
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"length2": "10",
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"width1": "3",
"width2": "2",
"totalArea": "135.64",
"images": [],
"extraAreas": [],
"finalArea": "135.64"
},
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "18.17",
  "length1": "18",
  "length2": "2",
  "width": "11.42",
  "width1": "11",
  "width2": "5",
  "totalArea": "207.40",
  "images": [],
  "extraAreas": [],
  "finalArea": "207.40"
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  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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"rerald": "",
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"buildingServicesRate": "3000",
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"finalBuiltUpPercentage": "10",
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"salablePercentage": "0",
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"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 1686.07\nWardrobes in Sq. Ft. = 53.83\nDry Balcony Area in Sq. Ft. = 40.87\nBalcony Area in Sq. Ft. = 74.86\n<br />\n",
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```

Name	Length	Width	Total
Composition :			
Passage	4'11"	4'2"	20.49
WC	4'11"	3'11"	19.26

Living Room	20'8"	20'9"	428.83
Kitchen	11'11"	9'11"	118.17
Servent Room	8'8"	4'5"	38.28
Toilet	3'10"	4'10"	18.53
Sitting Room	18'8"	14'10"	276.89
Passage	42'10"	3'2"	135.64
Bedroom	18'2"	11'5"	207.40
Toilet	6'10"	5'10"	39.86
Bedroom	21'6"	12'00"	258.00
Toilet	10'7"	7'00"	74.08
Passage	13'1"	6'00"	78.50
Other Composition :			
Wardrobes	9'6"	5'8"	53.83
Balcony Area	12'10"	5'10"	74.86
Dry Balcony Area	8'11"	4'7"	40.87