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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": {
    "type": "agreed",
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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": "Maharashtra"
},
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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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  "lastName": "KAJWE",
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  "workWithDocumentMaker": ""
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  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
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  "designation": "Site Engg",
  "shortName": "Barkat",
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"rateVerifier": {
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  "firstName": "Rashmi",
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
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  "lastName": "Rasam",
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"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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  "fatherName": "Baburao"
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  "value": "BANK"
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    "value": "Country - India",
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    "value": "Kurla",
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  "label": false
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "value": "Kurla (West)",
  "label": false
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},
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    "label": "R. C. C. Slab"
  }
}
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  "label": "Teak Wood / Glass Door"
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"windows": {
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  "label": "Glass Facade 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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"finishing": {
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  "label": "Cement Plastering + POP Finish"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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"west": "Internal Road ",
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  "south": "Details not available ",
  "east": "Details not available "
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    "east": "Another Unit ",
    "south": "Staircase ",
    "west": "Passage "
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  "asPerDocument": {
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    "south": "Details not available ",
    "west": "Details not available "
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  "auto": {
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  "privateCars": {
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},
"extraDetailOfProperty": "The Composition of Commercial Unit is Working Area +
Cabin + Loft Area. As per site inspection, Loft used as store area. ",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that
the construction is as per Sanction Plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"unauthorizedConstruction": "",
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  "compositions": []
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  "buildingServicesDepreciatedRate": "412.5",
  "depreciatedCostOfConstruction": "41587.50",
  "depreciatedBuildingRate": "2087.5"
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"igrRate": {
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  "rate": "143940",
  "landRate": "49960",
  "igrImage": "cases/67ca7064021414d63cde0d47/igr_1742016976845_Image.png",
  "squareMeterGuideLineRate": "143940.00",
  "squareFeetGuideLineRate": "13372.00"
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"igrFinalRate": {
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  "depreciationPercentage": "89",
  "rate": "12412.00",
  "squareFeetGuideLineRate": "12412.00",
  "squareMeterGuideLineRate": "133602.00"
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  "propertyTypeOfUseList": {
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    "label": "Commercial use"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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"assessmentNo": "Details not available ",
"taxPaidHolderName": "Details not available ",
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"tenantName": "Market Men",
"maintenanceOfFlat": "Good "
},
"marketability": {
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    "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": "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"
  },
  "carParking": "Open / Covered Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
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"month": "1",
"year": "2014",
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  "label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
},
"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"
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"walls": {
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  "label": "Yes"
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"appearanceOfTheBuilding": {
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"label": "Good"
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"maintenanceOfTheBuilding": {
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"maintenancelssues": {
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  "label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "49",
"ageOfBuilding": "11",
"noOfBasement": "2",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "Ground",
"noOfLifts": "8",
"noOfDwellingUnitsInBuilding": "85"
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"finalPlinthArea": {
  "area": "637.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Area as per Agreement"
},
"routeMap": {
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    "routeMapImg": "cases/67ca7064021414d63cde0d47/
routeMap_1742024438548_Image.png",
    "routeLat": "19.085500",
    "routeLng": "72.888889",
    "stationName": "Vidyavihar",
    "routeDistance": "2.2 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
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"showLocation": {
  "latLng": false,
  "finalLatLng": false
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"locationMapImg": [
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    "id": "n28b8s",
    "name": "n28b8s",
    "image": "cases/67ca7064021414d63cde0d47/
routeMap_1742024305528_Image.png"
  }
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"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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"kitchenArrangementsQty": "0",
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"superfineFinishQty": "0",
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"totalinteriorDecorationsRate": "0",
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"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "26491556.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "26491556.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
}
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},
"window": {
  "label": "Window",
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  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": true,
"status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
  "finalGuidelineValue": "7906444.00",
  "selectedBuildUpValue": "637.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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externallmg_1741680883172_1741680745874_image_5.jpeg",
      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "status": false,
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      "orientation": "portrait"
    }
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  {

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    "orientation": "portrait"
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    "name": "externallmg_1742025753241_Picture1.jpg",
    "path": "cases/67ca7064021414d63cde0d47/
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  },
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    "status": false,
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    "name": "externallmg_1741680989274_1741680923315_image_13.jpeg",
    "path": "cases/67ca7064021414d63cde0d47/
externallmg_1741680989274_1741680923315_image_13.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "name": "externallmg_1741680957836_1741680923315_image_0.jpeg",
    "path": "cases/67ca7064021414d63cde0d47/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67cff15f021414d63ce09266",
    "name": "externallmg_1741680976579_1741680923315_image_6.jpeg",
    "path": "cases/67ca7064021414d63cde0d47/
externallmg_1741680976579_1741680923315_image_6.jpeg",
    "orientation": "landscape"
  }
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      "orientation": "portrait"
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  "compositionImages": []
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    "min": "44962.00",
    "max": "59524.00"
  },
  "builtUpRateRange": {
    "min": "37468.00",
    "max": "51021.00"
  },
  "saleableRateRange": {
    "min": "40519.00",
    "max": "42736.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "isEditable": true
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  "showcases": {
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"title": "Showcases",
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"isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"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",
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  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "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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"factorFavoringValue": {
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  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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"taskStatus": {
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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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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "637.00",
"empanelmentNo": [
  "ZO:MZ:ADV:44:620"
],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67ca7064021414d63cde0d47",
"ownerName": "Mr. Zueb Taherali Bootwala & Mrs. Fatema Zueb Bootwala",
"ownerPhoneNo": "9967173846",
"appAddress": "Unit No UGB 34 Upper Ground Floor Phoenix Paragon Plaza L.B.S
Marg Kurla West -400070",
"remark": "",
"documents": [
  {
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      "label": "Article of Agreement",
      "value": "60ae124faa6d152c1801b30f"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Gracewroks Realty & Leisure Pvt. Ltd.",
      "to": {
        "value": "Purchasers",
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    "label": "Purchasers"
  },
  "Purchasers": "Mr. Zoeb Taherali Bootwala & Mrs. Fatema Zoeb Bootwala"
},
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"displayStatus": true,
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"path": "cases/67ca7064021414d63cde0d47/
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"fileName":
"document_1741320010055_1741320006364_SKM_C45824112802260.pdf"
},
{
  "documentType": {
    "label": "Occupancy Certificate",
    "value": "60ae124baa6d152c1801b2fd"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "22/09/2024",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 3178 / BPES / AL"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1742021188726_309545.pdf",
"path": "cases/67ca7064021414d63cde0d47/
document_1742021188726_309545.pdf",
"id": "957022",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Mar 15 2025 06:46:28 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "value": "60ae1247aa6d152c1801b2ea"
  },
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    "toPage": 0
  },
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 3178 / BPES / AL"
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"isHardCopy": false,
"displayStatus": false,
"id": "620685",
"path": "cases/67ca7064021414d63cde0d47/
document_1742021325793_367799.pdf",
"fileName": "document_1742021325793_367799.pdf"
}
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"caseNumber": "014736",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "706602",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Mar 07 2025 04:04:52 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Zoeb Taherali Bootwala & Mrs. Fatema Zoeb Bootwala",
    "phone": "9967173846",
    "ownershipShare": "",
    "email": "",
    "id": "547478"
  }
],
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Working Area",
    "length": "42.08",
    "length1": "42",
    "length2": "1",
    "width": "1.00",
    "width1": "1",
    "width2": "0",
    "totalArea": "42.08",
    "images": [],
    "finalArea": "465.3",
    "extraAreas": []
  }
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "59.18",
    "totalAreaDocument": "637",
    "docBultupPercentage": "",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "408781"
  }
],
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"images": [],
"indicatorArr": [
  {
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      "area": "84",
      "squareMeterArea": "7.80",
      "expectedRate": "59523.81",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "98",
      "squareMeterArea": "9.10",
      "expectedRate": "51020.41",
      "percentage": ""
    },
    "saleableArea": {
      "area": "117.00",
      "squareMeterArea": "10.87",
      "expectedRate": "42735.04",
      "percentage": ""
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    "area": "117",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Saleable",
    "floor": "",
    "source": "magic_bricks",
    "expectedPrice": "5000000",
    "expectedRate": "42735.042735042734",
    "builtUpExpectedRate": "51020.41",
    "image": "cases/67ca7064021414d63cde0d47/
indicator_1742016627080_Image.png",
    "squareMeter": "10.87",
    "id": "365049"
  },
  {
    "carpetArea": {
      "area": "2644",
      "squareMeterArea": "245.64",
      "expectedRate": "56732.22",
      "percentage": ""
    },
  },

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"builtUpArea": {
  "area": "3085",
  "squareMeterArea": "286.61",
  "expectedRate": "48622.37",
  "percentage": ""
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"saleableArea": {
  "area": "3702.00",
  "squareMeterArea": "343.93",
  "expectedRate": "40518.64",
  "percentage": ""
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"printInReport": true,
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"property": "Office",
"area": "3702",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Saleable",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "150000000",
"expectedRate": "40518.63857374392",
"builtUpExpectedRate": "48622.37",
"image": "cases/67ca7064021414d63cde0d47/
indicator_1742016695203_Image.png",
"squareMeter": "343.93",
"id": "482298"
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{
  "carpetArea": {
    "area": "391.00",
    "squareMeterArea": "36.33",
    "expectedRate": "44968.65",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "469.20",
    "squareMeterArea": "43.59",
    "expectedRate": "37473.88",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
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    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Office",
  "area": "391",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "17582743",
  "expectedRate": "44968.65",
  "builtUpExpectedRate": "37473.88",
  "image": "cases/67ca7064021414d63cde0d47/
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  "squareMeter": "36.33",
  "id": "556529"
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  "carpetArea": {
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    "squareMeterArea": "39.95",
    "expectedRate": "44961.36",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "516.00",
    "squareMeterArea": "47.94",
    "expectedRate": "37467.80",
    "percentage": "20"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Office",
  "area": "430",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
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"expectedPrice": "19333383",
"expectedRate": "44961.36",
"builtUpExpectedRate": "37467.80",
"image": "cases/67ca7064021414d63cde0d47/
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"squareMeter": "39.95",
"id": "707566"
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externalImg_1741680758165_1741680745874_image_0.jpeg",
"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "67cff105021414d63ce09216",
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externalImg_1741680788981_1741680745874_image_1.jpeg",
"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "67cff105021414d63ce09217",
"name": "externalImg_1741680831322_1741680745874_image_2.jpeg",
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externalImg_1741680831322_1741680745874_image_2.jpeg",
"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "67cff105021414d63ce09218",
"name": "externalImg_1741680858662_1741680745874_image_3.jpeg",
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externallmg_1741680875799_1741680745874_image_4.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/67ca7064021414d63cde0d47/
externallmg_1741680883172_1741680745874_image_5.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/67ca7064021414d63cde0d47/
externallmg_1741680886441_1741680745874_image_6.jpeg",
    "orientation": "landscape"
  },
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    "status": false,
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    "path": "cases/67ca7064021414d63cde0d47/
externallmg_1741680892549_1741680745874_image_7.jpeg",
    "orientation": "landscape"
  },
  {
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    "status": false,
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District - Mumbai Suburban , PIN - 400 070, State - Maharashtra, Country - India",
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Other			
Composition :			
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