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{
  "typeOfReport": {
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Enforcement Of Security Interest Act, 2002",
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  "toAssess": {
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    },
    "firstName": "Gyaneshwar",
    "type": "CREDITOFFICER",
    "_id": "67d5578c700ebc688492a55e",
    "email": "Mlraroad.Mumbainorth@bankofindia.co.in",
    "lastName": "Satyam",
    "mobileNo": "",
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  "fees": {
    "type": "fixed",
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"expectedFees": 6000,
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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"
},
"client": {
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  "ledgerName": "",
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Road East,"
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    "email": "amitsalvi2909@gmail.com",
    "lastName": "Salvi",
    "mobileNo": "7499830659",
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    "lastName": "Gawde",
    "mobileNo": "9821646373",
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    "lastName": "Jadhav",
    "mobileNo": "7738144625",
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    "shortName": "RJ",
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  "value": "BANK"
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  "label": true
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  "value": "",
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  "label": false
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"label": "Aluminium Sliding Windows with window grills"
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"whetherCoveredUnderAnyState": {
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"south": "St. Xavier's High School Road ",
"east": "Internal Road"
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    "auto": {
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    "privateCars": {
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    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that
the construction is as per Sanction Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "As per site inspection, measured Carpet area 1645.00 Sq. Ft. (including
Cupboard Area & Terrace Area) is more than Built Up Area 1156.00 Sq. Ft. mentioned
in the Agreement (including 40% of terrace area) provided to us. Hence, we have
considered area mentioned in the Agreement for valuation purpose.",
  "depreciationPercentage": "21",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "11475",
  "depreciatedBuildingRate": "1975"
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"igrRate": {
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  "rate": "84900",
  "landRate": "37100",
  "igrImage": "cases/67d55c7a01f1c07601e30a20/igr_1742276141787_Image.png",
  "squareMeterGuideLineRate": "84900.00",
  "squareFeetGuideLineRate": "7887.00"
},
"igrFinalRate": {
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"rate": "7266.00",
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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    "label": "6\" Thk. Brick Masonery"
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"value": "MunicipalWaterSupply",
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"carParking": "Stilt Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
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"dateOfConstruction": {
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"month": "1",
"year": "2011",
"fullDate": "1/1/2011"
},
"planningArea": {
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"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
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"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"value": "Good",
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"buildingSpecification": {
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"structuralSafety": {
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  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
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"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"ageOfBuilding": "14",
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"noOfPodium": "7",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1156.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67d55c7a01f1c07601e30a20/
routeMap_1742280619730_Image.png",
    "routeLat": "19.279806",
    "routeLng": "72.866250",
    "stationName": "Mira Road ",
    "routeDistance": "1.6 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
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  "finallatLng": false
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    "id": "b0wgah",
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    "image": "cases/67d55c7a01f1c07601e30a20/
routeMap_1742280528605_Image.png"
  }
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"valuation": {
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    "totalFairMarketValue": ""
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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    "status": true
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    "status": false
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},
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "isHideFloor": false,
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"externalPainting": {
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  "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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  "status": false
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"workCompleted": {
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  "status": true
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},
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  "selectedBuildUpValue": "1156.00",
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},
"reportImages": {
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      "status": false,

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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/67d55c7a01f1c07601e30a20/
externallmg_1742272918407_IMG20250318WA0092.jpg",
    "orientation": "portrait"
  },
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externallmg_1742272902752_IMG20250318WA0098.jpg",
    "orientation": "landscape"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "18519.00"
  },
  "builtUpRateRange": {
    "min": "11648.00",
    "max": "15433.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
}
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "isEditable": true
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  "interiorDecorations": {
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  "quantity": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1156.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67d55c7a01f1c07601e30a20",
"ownerName": "Mr. Aditya Suresh Kumar Jain, Mrs. Sangeeta Sureshkumar Jain & Mr. Suresh Kumar Jain ",
"ownerPhoneNo": "9969203049",
"appAddress": "FLAT NO 104 1ST FLOOR BLDG NO SP-67/68 JANGID APARTMET SHAILPUTRI CHS LTD SHANTI PARK MIRA ROAD EAST THANE 401107",
"remark": "",
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      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
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      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Pritamsingh G. Gohonia",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Aditya Suresh Kumar Jain, Mrs. Sangeeta Sureshkumar Jain &
Mr. Suresh Kumar Jain ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "1251 / 2024"
    },
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    "id": "179648",
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document_1742036045490_1742036044439_Aditya_jain_agreement.pdf",
    "fileName":
"document_1742036045490_1742036044439_Aditya_jain_agreement.pdf"
  },
  {
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      "label": "Rectification Deed",
      "value": "60ae1257aa6d152c1801b334"
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  "Transferor": "Mr. Pritamsingh G. Gohonia",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
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Mr. Suresh Kumar Jain "
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  },
  "attachConfig": {
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    "toPage": 0
  },
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
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      "label": "No"
    },
    "No": "MNP / NR / 745 / 2011 - 12"
```

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    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Tue Mar 18 2025 06:11:28 GMT+0000 (Coordinated Universal Time)"
  }
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"caseNumber": "014939",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "234879",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Mar 15 2025 10:54:50 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Aditya Suresh Kumar Jain, Mrs. Sangeeta Sureshkumar Jain & Mr. Suresh Kumar Jain ",
    "phone": "9969203049",
    "ownershipShare": "",
    "email": "",
    "id": "402895"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "397317",
    "name": "Living Room",
    "length": "19.42",
    "length1": "19",
    "length2": "5",
    "width": "10.00",
    "width1": "10",
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"totalArea": "194.17",
"images": [],
"extraAreas": [],
"finalArea": "194.17"
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    "label": "Square Feet"
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  "name": "Dining",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
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  "images": [],
  "extraAreas": [],
  "finalArea": "66.75"
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{
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    "label": "Square Feet"
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  "length": "10.00",
  "length1": "10",
  "length2": "00",
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  "width2": "11",
  "totalArea": "69.17",
  "images": [],
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    "label": "Square Feet"
  },
}
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"width1": "3",
"width2": "3",
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"images": [],
"extraAreas": [
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      "label": "Square Feet"
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    "length2": "00",
    "width": "4.00",
    "width1": "4",
    "width2": "00",
    "totalArea": "16.00"
  }
],
"finalArea": "32.25"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "7.92",
  "length1": "7",
  "length2": "11",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "34.96",
  "images": [],
  "extraAreas": [],
```



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"finalArea": "34.96"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "13.75",
  "length1": "13",
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  "width": "9.25",
  "width1": "9",
  "width2": "3",
  "totalArea": "127.19",
  "images": [],
  "extraAreas": [],
  "finalArea": "127.19"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "6",
  "name": "Bedroom",
  "length": "18.08",
  "length1": "18",
  "length2": "1",
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  "width1": "9",
  "width2": "3",
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  "images": [],
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  "finalArea": "167.27"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "7",
  "name": "Toilet",
  "length": "4.92",
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"images": [],
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"finalArea": "13.11"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
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  "length2": "5",
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  "width2": "6",
  "totalArea": "33.37",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.37"
}
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"otherComposition": [
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      "value": "Carpet"
    },
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      "label": "Cupboard",
      "value": "Cupboard"
    },
    "measurementType": {
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      "label": "Square Feet"
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    "length": "4.00",
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"length2": "00",
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"width1": "2",
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"finalArea": "8",
"percentageBeforeTotal": "8.00",
"percentage": "100"
},
{
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  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 104, 1st Floor, Building No 71, Jangid Apartament ,
Shailputri Co-Op. Hsg. Soc. Ltd., Shanti Park, Village - Bhayander, Mira Road (East),
Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India",
"updatedBy": "62fe044a48a26047e6552796",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mrs. Sangeeta Sureshkumar Jain \n",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner ",
"rerald": "",
"siteVisitContactNo": "9969203049",
"buildingServicesRate": "2500",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 1156.00",
```



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"flatRate": "12000",
"landOtherRate": "9500",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "671.49",
"extendOfSiteRemark": "Built Up Area in Sq. Ft. = 996.00\nTerrace Area in Sq. Ft. = 160.00 (40% of Total Terrace Area i.e. 400 Sq. Ft. )\n",
"finalBuiltupArea": "1809.66",
"finalCarpetArea": "1645.15",
"finalSalableArea": "1990.63",
"otherCarpetTotal": "907",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 739.00\nCupboard Area in Sq. Ft. = 8.00\nTerrace Area in Sq. Ft. = 899.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Dining + Passage + 3 Toilet",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "906.91",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
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  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Tue Mar 18 2025 05:53:32 GMT+0000 (Coordinated
```

Universal Time)",
"siteVisitDate": "2025-03-17"
}

Name	Length	Width	Total
Composition :			
Living Room	19'5"	10'00"	194.17
Dining	9'00"	7'5"	66.75
Kitchen	10'00"	6'11"	69.17
Passage	5'00"	3'3"	16.25
Toilet	7'11"	4'5"	34.96
Bedroom	13'9"	9'3"	127.19
Bedroom	18'1"	9'3"	167.27
Toilet	4'11"	2'8"	13.11
Toilet	7'5"	4'6"	33.37
Other Composition :			
Cupboard	4'00"	2'00"	8.00
Terrace Area	25'5"	9'7"	243.58