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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": true,
    "RVDSValues": true
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "6436535ee4256a03ecde45ca",
    "firstName": "Deepika ",
    "lastName": "Kumari",
    "mobileNo": "",
    "workMobileNo": "1981955591",
    "email": ""
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 4100,
    "quotedAmount": ""
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"_id": "643a5702108b68389ed72f71",
"name": "Mumbai",
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"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Nepean Sea Road Branch (01862) ",
  "branchCode": "",
  "mobileNo": "02223676710",
  "alternateMobileNo": "",
  "email": "sbi.01862@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "8-A, Garden View Appt. \n\nKheshwala Premises Co-Op Society \n\nLJ
Marg, Mumbai-400006 "
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "label": "Residential"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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    "_id": "62727444afd7d55eddee092c",
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"role": "PICKUPPERSON",
"firstName": "Shantilal",
"email": "shantilal@vastukala.org",
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"mobileNo": "9969039853",
"shortName": "SHP",
"workWithDocumentMaker": "",
"profilePhoto": "users/62727444afd7d55eddee092c/
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"_id": "62550ed0aba01e0af98f2f75",
"role": "SITEENGINEER",
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"email": "chandan@vastukala.org",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
"shortName": "CH",
"workWithDocumentMaker": "",
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"rateVerifier": {
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"_id": "5fc78e26625ecd20ec1f88e9",
"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"workWithDocumentMaker": "1",
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  "email": "jayaraja@vastukala.org",
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  "designation": "",
  "shortName": "JA",
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      {
        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
    ]
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    "_id": "6084131a13f01f158c6ea1f3",
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    "role": "VALUER",
    "firstName": "Sharadkumar",
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"fatherName": "Baburao",
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"lastName": " Chalikwar",
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"designation": "CMD",
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  {
    "title": {
      "value": "Wealth_Tax",
      "label": "Wealth Tax"
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    "number": "[N]C.C.I.T/I -14/52/2008-09"
  }
],
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"workWithDocumentMaker": "",
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  "value": "BANK"
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  "longitude": "72.84954160942745"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "country": {
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    "key": "country",
    "value": "India",
    "label": false
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    "value": "Dadar Naigaum Division",
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  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "label": true
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  "key": "selectNo",
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": true
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"key": "postalCode",
"value": "PIN - 400 014",
"label": false
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"suburb": {
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  "key": "suburb",
  "value": "Dadar (East)",
  "label": false
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},
"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door Frame With Flush Shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering"
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"general": {
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    "label": "Joint Ownership"
  },
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    "label": "Higher Middle Class"
  },
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  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Spring Mill Complex",
    "west": "Internal Road / ICC Compound",
    "south": " ICC Two, Island City Center",
    "east": "Springs Island City Center / ICC Internal Road"
  },
  "asPerDocumentAgreement": {
    "north": "C.S. No. 243 & 245",
    "west": "C.S. No. 236 & 1/120",
    "south": "C.S. NO. 223 (pt) partly of Vitthal Mandir Road",
    "east": "C.S. No. 223"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
    },
    "asPerDocument": {
      "north": "",
      "east": "",
      "south": "",
      "west": ""
    }
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "As per Sale Plan, the composition of residential flat is having Living / Dining + Kitchen + Master Bedroom + Bedroom - 02 _ Kids Bedroom + 2 Toilets + Foyer + Dressing Area + Passage + PW Room + Wash Area + Servant Toilet.",

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"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received it may be
assumed that the construction is as per Sanctioned Plan.\n\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No"
},
"compositeRate": {
"remark": "At the time of visit, we were not allowed to take measurement of the flat.",
"depreciationPercentage": "",
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"salvageValue": "",
"depreciatedCostOfConstruction": "",
"depreciatedBuildingRate": ""
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"igrRate": {
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"rate": "223070",
"landRate": "99240",
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"squareMeterGuideLineRate": "223070.00",
"squareFeetGuideLineRate": "20724.00"
},
"igrFinalRate": {
"floorRatePercentage": "0.00",
"depreciationPercentage": "95",
"rate": "20149.00",
"squareFeetGuideLineRate": "20149.00",
"squareMeterGuideLineRate": "216879.00"
},
"outgoingDetail": {
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"value": "I_Class",
"label": "I Class"
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"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
},
"propertyOccupiedByList": {
"value": "Vacant",
"label": "Vacant"
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"monthlyRent": "1,83,000",
"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM noms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "3 Car Parking Space Nos. B3-081, B3-082, B3-083 at Basement",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2019",
    "fullDate": "1/1/2019"
  },
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"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": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Excellent",
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"label": "Excellent"
},
"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
"noOfBasement": "3",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "56",
"flatFloorNo": "2",
"noOfLifts": "14",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "2180.20",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
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"routeMapImg": "cases/65320ade619c14402da67b02/
routeMap_1698469865897_Image.png",
"routeLat": "19.011417",
"routeLng": "72.849778",
"stationName": "Dadar",
"routeDistance": "1.5 km"
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
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"locationMapImg": [
  {
    "id": "5594g",
    "name": "5594g",
    "image": "cases/65320ade619c14402da67b02/
routeMap_1698469610325_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "3",
"othersRate": "1200000",
"totalothersRate": "3600000",
"finaltotal": "74952000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "71352000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Oct 28 2023 13:29:21 GMT+0530 (India Standard Time)",
  "number": "2303244",
  "dayCount": "8",
  "monthCount": "441",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"compositionImages": []
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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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  "value": "LEAD"
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"ownerPhoneNo": "9321220002",
"appAddress": "1203\npleasant place\nMalabar Hill\nMumbai 400 006",
"remark": "urgent ",
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"value": "60ae1256aa6d152c1801b330",
"label": "Draft Agreement for sale"
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"inputs": {
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  "from": {
    "value": "The_Developer",
    "label": "The Developer"
  },
  "The_Developer": "The Bombay Dyeing And Manufacturing Company Limited",
  "to": {
    "value": "The_Purchasers",
    "label": "The Purchasers"
  },
  "The_Purchasers": "Mr. Motilal Champaklal Shah, Mrs. Sheela Motilal Shah, Mr.
Pratik Motilal Shah, Mr. Rushab M. Shah, Mrs. Kinjal Pratik Shah & Mrs. Shivani
Rushab Shah"
},
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"fileName": "document_1697778234734_1697778263929_ONE_ICC_202_ATS.pdf"
},
{
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "EB/1812/FS/A/FCC/6/Amend"
  },
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  "displayStatus": true,
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  "path": "cases/65320ade619c14402da67b02/document_1698471975769_CC.pdf",
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      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "EB/1812/FS/A - BCC / Amend (5)"
  },
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  "displayStatus": true,
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  "path": "cases/65320ade619c14402da67b02/
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
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    },
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  }
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 20 2023 10:36:38 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "The Bombay Dyeing And Manufacturing Company Limited",
    "phone": "9321220002",
    "ownershipShare": "",
    "email": "",
    "id": "331370"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Motilal Champaklal Shah",
    "phone": "",
    "ownershipShare": "",
    "email": ""
  },
  {
    "name": "Mrs. Sheela Motilal Shah",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  },
  {
    "name": "Mr. Pratik Motilal Shah",
    "phone": "",
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"phone": "",
"email": "",
"ownershipShare": ""
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{
"name": "Mrs. Shivani Rushab Shah",
"phone": "",
"email": "",
"ownershipShare": ""
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{id": "127046",
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"squareMeterArea": "184.13",
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"docFinalBuiltUpSquareMeter": "202.55",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
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    "expectedRate": "39641.94",
    "builtUpExpectedRate": "36038.13",
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  "builtUpExpectedRate": "31956.09",
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