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{
  "typeOfReport": {
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    "RVDSValues": true,
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  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
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    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "65cca533d93fe4510d4fcec0",
    "firstName": "Anupam",
    "lastName": "Tembekar",
    "mobileNo": "",
    "workMobileNo": "9890082338",
    "email": "tembekar.anupam@gmail.com"
  },
  "fees": {
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    "expectedFees": null,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180a",
  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000074",
  "type": "BRANCH",
  "name": "Mumbai Large Corporate Branch",
  "email": "Mumbai.Lcbb@bankofindia.co.in",
  "mobileNo": "02261870426",
  "alternateMobileNo": "02222684475",
  "address": "Bank Of India Building,4th Floor 70-80, M.G.Road, Fort",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Commercial"
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"zone": {
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  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Dashrath ",
  "email": "dasrat.jaiswar1234@gmail.com",
  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
  "designation": "",
  "shortName": "DFJ",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "_id": "60092304a16fab0f2af9b0c2",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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"maker": {
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  "_id": "627221f4afd7d55eddeddcb4",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
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  "lastName": "Patil",
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  "designation": "",
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"lastName": "Khedekar",
"mobileNo": "8369040652",
"designation": "",
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{
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"label": "Registered Valuer"
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],
"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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}
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{
"title": {
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    "label": "FIIV"
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  "number": "CAT-I-F-1763"
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  "title": {
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    "label": "Chartered Engineer"
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],
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
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  "value": "BANK"
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"location": {
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  "longitude": "72.831227"
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      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "India",
    "label": false
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    "value": "Lower Parel Division",
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  "floorNo": {
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  "key": "district",
  "value": "Mumbai ",
  "label": true
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"city": {
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  "value": "",
  "label": false
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  "label": true
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  "key": "taluka",
  "value": "",
  "label": true
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  "key": "plotNo",
  "value": "",
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"label": true
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  "value": "",
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  "key": "street1",
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  "label": false
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  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
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  "value": "A",
  "label": true
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"projectName": {
  "status": false,
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  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "1/2681, 1/2682, 1/1685, 1, 2, 3/2684, 1, 2/2685",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "166 (Part)",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "IT / ITES Unit No. 503",
  "label": false
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"municipalityWardNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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"key": "postalCode",
"value": "PIN Code - 400 013",
"label": false
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"suburb": {
  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Lower Parel, Mumbai",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_Framed_with_Glass_Door",
    "label": "Teak Wood Door Framed with Glass Door"
  },
  "windows": {
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    "label": "Glass Facade Windows"
  },
  "fittings": {
    "value":
"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 + POP Finish"
  }
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"general": {
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    "label": "company ownership"
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    "label": "Higher Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "C B Gorwala Chawl",
    "west": "Railway Lines",
    "south": "Internal Road & Mafatlal Chambers",
    "east": "N. M. Joshi Marg"
  },
  "asPerDocumentAgreement": {
    "north": "by the property of CB Gorwala",
    "west": "by Railway Lines of Western Railways",
    "south": "partly by the property hereinafter described in the part II hereto and partly
by the property of Jamnabai Cooberdas",
    "east": "by De Lisle Road ( Now known as N. M. Joshi Marg)"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
    },
    "asPerDocument": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
    },
    "isDisplay": false,
    "title": "Boundaries of The Flat"
  },
  "extraDetailOfProperty": "As per Site Inspection, IT / ITES Unit No. 503 & 504 are
internally amalgamated . ",
  "dateOfIssusApprovePlan": "Copy of Approved Plan Document No. EEBP / 9927 /

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GS / A dated 26.03.2013 issued by Municipal Corporation of Greater Mumbai",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "1. As per Site Inspection, IT / ITES Unit No. 503 & 504 are internally
amalgamated with two entrances. ",
  "depreciationPercentage": "19.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "37915",
  "depreciatedBuildingRate": "2415"
},
"igrRate": {
  "propertyName": "Lower Parel Division",
  "rate": "352900",
  "landRate": "132880",
  "igrImage": "cases/65cc5c0cd93fe4510d4ecbf5/igr_1708942473101_Image.png",
  "squareMeterGuideLineRate": "352900.00",
  "squareFeetGuideLineRate": "32786.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "87",
  "rate": "30128.00",
  "squareMeterGuideLineRate": "324297.00",
  "squareFeetGuideLineRate": "30128.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "5,65,000/- Expected rental income per month",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
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"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "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": "Basement Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
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    "fullDate": "1/1/2011"
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"planningArea": {
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
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"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "Approx.",
"label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "47",
"ageOfBuilding": "13",
"noOfBasement": "3",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "40",
"flatFloorNo": "5",
"noOfLifts": "15",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
"area": "6490.80",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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"routeMapDetail": {
  "routeStation": {
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    "label": "Railway Station"
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  "routeMapImg": "cases/65cc5c0cd93fe4510d4ecbf5/
routeMap_1708942067846_Image.png",
  "routeLat": "18.994689",
  "routeLng": "72.831024",
  "stationName": "Lower Parel",
  "routeDistance": "240 Mt."
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "c2kr9f",
    "name": "c2kr9f",
    "image": "cases/65cc5c0cd93fe4510d4ecbf5/
routeMap_1708942008932_Image.png"
  }
]
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "205044320.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "205044320.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu Feb 29 2024 17:55:35 GMT+0530 (India Standard Time)",
  "number": "2305244",
  "dayCount": "23",
  "monthCount": "466",
  "generatedBy": "60092304a16fab0f2af9b0c2"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "0.00"
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  "builtUpRateRange": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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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,
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],
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"status": true,
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"ownerName": "Glass Wall Systems (India) Pvt. Ltd.",
"ownerPhoneNo": "0000000000",
"appAddress": "Office no A-503,Marathon Futurex,Mafatlal Mills Compound, N.M
Joshi Marg ,Lower Parel ",
"remark": "Cont Person Mr R. Thirunavukkarsu Mudaliar Mob no +91 9820212766",
"documents": [
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      "label": "Agreement"
    },
    "inputs": {
      "documentDate": "12/06/2014",
      "amount": "118898096",
      "from": {
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        "label": "Developers"
      },
      "Developers": "Marathon Realty Private Limited",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
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      "purchaser": "Glass Wall Systems (India) Pvt. Ltd."
    }
  },
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{
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    "label": "Approved Building Plan"
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
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      "label": "Document No"
    },
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uturex_503504_1.pdf"
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      "label": "Municipal Corporation of Greater Mumbai"
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      "label": "Document No"
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  "fileName": "document_1707891707151_1707891853694_Title_Report503.pdf"
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"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Feb 14 2024 11:52:04 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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    "name": "Glass Wall Systems (India) Pvt. Ltd.",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "452936"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [],
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"externalReport": [],
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      "label": "Square Feet"
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"totalAreaDocument": "5409",
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"docFinalBuiltUpSquareMeter": "603.012",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"images": [],
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  "builtUpExpectedRate": "33854.17",
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "45000000.00",
  "expectedRate": "36000.00",
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  "id": "422897"
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  "expectedRate": "40000.00",
  "builtUpExpectedRate": "33333.33",
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  "id": "970246"
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    "id": "892457"
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2/2685, CTS No. 166 (Part), Mafatlal Mill Compound, N. M. Joshi Marg, Village - Lower
Parel Division, Municipality Ward No. G/ South Ward, Lower Parel, Mumbai, District -
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