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{
  "typeOfReport": {
    "label": "Office",
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Bank_Loan"
  },
  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "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
},
"branch": {
  "_id": "5fc6c33c74d12c494856baf3",
  "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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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
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"zone": {
  "_id": "60e2f4336576061dae469362",
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"staff": {
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  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60af3d172ffdf65bcd6585cd\\
\\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "60f9462345132d6a6bddb9d5",
  "role": "SITEENGINEER",
  "firstName": "Dashrath ",
  "email": "dasrat.jaiswar1234@gmail.com",
  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
  "designation": "",
  "shortName": "DFJ",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "60092304a16fab0f2af9b0c2",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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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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  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
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  "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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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": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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{
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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]
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"clientType": {
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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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      "status": "COMPLETED",
      "dateTime": "2024-02-15",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
    "status": true,
    "name": "State",
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    "value": "Maharashtra",
    "label": true
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    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
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    "label": true
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  "value": "",
  "label": true
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  "label": true
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"city": {
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  "value": "",
  "label": false
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  "label": true
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  "name": "Taluka",
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"value": "",
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
  "value": "Mafatlal Mill Compound, N. M. Joshi Marg",
  "label": false
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  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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  "name": "Wing",
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  "value": "A",
  "label": true
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"projectName": {
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
  "status": true,
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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": "hisNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "166 (Part)",
  "label": true
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"blockNo": {
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "IT / ITES Unit No. 504",
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"label": false
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
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"GUTNo": {
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  "key": "GUTNo",
  "value": "",
  "label": true
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"postalCode": {
  "status": true,
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"name": "Postal Code",
"key": "postalCode",
"value": "PIN Code - 400 013",
"label": false
},
"suburb": {
"status": true,
"name": "Suburb",
"key": "suburb",
"value": "Lower Parel, Mumbai",
"label": false
}
},
"flatSpecifications": {
"roof": {
"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"flooring": {
"value": "VerifiedTileFlooring",
"label": "Vitrified Tile Flooring"
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"doors": {
"value": "Teak_Wood_Door_Framed_with_Glass_Door",
"label": "Teak Wood Door Framed with Glass Door"
},
"windows": {
"value": "Glass_Facade_Windows",
"label": "Glass Facade Windows"
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"fittings": {
"value": "Concealed_plumbing_with_C.P._fittings._Concealed_Electrical_wiring",
"label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
},
"finishing": {
"value": "Cement_Plastering_+_POP_Finish",
"label": "Cement Plastering + POP Finish"
}
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"general": {
"ownership": {
"value": "company_ownership",
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"populationClassList": {
"value": "HigherMiddleClass",
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"label": "Higher Middle Class"
},
"populationGroupList": {
"value": "Urban",
"label": "Urban"
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"townplanApprovedByList": {
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"label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
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"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\npart II hereto and
partly by the property of Jamnabai\nCooberdas",
"east": "by De Lisle Road ( Now known as N. M. Joshi Marg)"
},
"unitBoundaries": {
"asPerActual": {
"north": "",
"west": "",
"south": "",
"east": ""
},
"asPerDocument": {
"north": "",
"west": "",
"south": "",
"east": ""
},
"setDisplay": false,
"title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "As per Site Inspection, IT / ITES Unit No. 503 & 504 are
internally amalgamated . At the time of visit, Internal Site Inspection,\nMeasurement &
Photographs of the property are not allowed."

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"dateOfIssusApprovePlan": "Copy of Approved Plan Document No. EEBP / 9927 /
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. \n",
"depreciationPercentage": "19.5",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "37915",
"depreciatedBuildingRate": "2415"
},
"igrRate": {
"propertyName": "Commercial",
"rate": "352900",
"landRate": "132880",
"igrImage": "cases/65cc5d51d93fe4510d4ed1d4/igr_1708949726905_Image.png",
"squareMeterGuideLineRate": "352900.00",
"squareFeetGuideLineRate": "32786.00"
},
"igrFinalRate": {
"floorRatePercentage": "0",
"depreciationPercentage": "87",
"rate": "30128.00",
"squareMeterGuideLineRate": "324297.00",
"squareFeetGuideLineRate": "30128.00"
},
"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
"label": "Medium"
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"propertyTypeOfUseList": {
"value": "Commercial_use",
"label": "Commercial use"
},
"propertyOccupiedByList": {
"value": "Owner_Occupied",
"label": "Owner Occupied"
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"monthlyRent": "4,60,000/- Expected rental income per month",
"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
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"taxAmount": "Details not available",
"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": {
    "date": "1",
    "month": "1",
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"fullDate": "1/1/2011"
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"planningArea": {
  "value": "Residential",
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"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": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
}
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"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": "5276.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
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    "routeMapImg": "cases/65cc5d51d93fe4510d4ed1d4/
routeMap_1708949931315_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": "v6n4ug6",
      "name": "v6n4ug6",
      "image": "cases/65cc5d51d93fe4510d4ed1d4/
routeMap_1708949843965_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "166712255.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "166712255.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu Feb 29 2024 18:40:17 GMT+0530 (India Standard Time)",
  "number": "2305245",
  "dayCount": "24",
  "monthCount": "467",
  "generatedBy": "60092304a16fab0f2af9b0c2"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
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    "orientation": "landscape"
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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    "min": "40625",
    "max": "44000"
  },
  "builtUpRateRange": {
    "min": "33855",
    "max": "36667"
  }
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    "status": true,
    "isEditable": false
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    "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"others": {
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"quantity": "0.00",
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"status": true,
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  "ratePerUnit": "",
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  "status": true,
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "4397.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
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"ownerName": "Glass Wall Systems (India) Pvt. Ltd.",
"ownerPhoneNo": "0000000000",
"appAddress": "Office no A-504,Marathon Futurex, Mafatlal Millas Compound, N,M
Joshi Marg Lower Parel ",
"remark": "Cont Person Mr R. Thirunavukkarsu Mudaliar Mob no +91 9820212766",
"documents": [
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  "documentType": {
    "value": "652d16a0316e1359cebd3c15",
    "label": " Agreement"
  },
  "inputs": {
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    "from": {
      "value": "Developers",
      "label": "Developers"
    },
    "Developers": "Marathon Realty Private Limited",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Glass Wall Systems (India) Pvt. Ltd.",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "4805/2014"
  },
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  "fileName":
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},
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  "documentType": {
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    "label": "Approved Building Plan"
  },
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    "nameOfApprovingAuthority": {
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
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    "label": "Document No"
  },
  "Document_No": "EB / 9927 / GS / A"
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60363_Plan_Copy_Marathon_Futurex_503504.pdf",
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uturex_503504.pdf"
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      "label": "Municipal Corporation of Greater Mumbai"
    },
  },
  "number": {
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    "label": "Document No"
  },
  "Document_No": "EEBPC / 9927 / GS / A"
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"fileName": "document_1707892035706_1707892182052_Legal_Report504.pdf"
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"caseHistory": [
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"description": "Create Lead",
"datetime": "Wed Feb 14 2024 11:57:29 GMT+0530 (India Standard Time)"
}
],
"owners": [
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"name": "Glass Wall Systems (India) Pvt. Ltd.",
"phone": "0000000000",
"ownershipShare": "",
"email": "",
"id": "265404"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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"typeOfDocument": {
"label": "Agreement For Sale",
"value": "60ae1254aa6d152c1801b326"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "408.50",
"totalAreaDocument": "4397.00",
"docBultupPercentage": "20",
"docFinalBultUp": "5276.40",
"docFinalBultUpSquareMeter": "490.19",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
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"images": [],
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"source": "https://www.99acres.com/",
"expectedPrice": "32500000",
"expectedRate": "40625.00",
"builtUpExpectedRate": "33854.17",
"image": "cases/65cc5d51d93fe4510d4ed1d4/
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"squareMeter": "74.32",
"id": "432044"
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  "areaType": "Carpet",
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  "builtUpExpectedRate": "29166.67",
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  "id": "513330"
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "expectedRate": "36941.18",
  "builtUpExpectedRate": "30784.31",
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"image": "cases/65cc5d51d93fe4510d4ed1d4/
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  "expectedPrice": "277400000.00",
  "expectedRate": "40000.00",
  "builtUpExpectedRate": "33333.33",
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  "id": "858760"
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
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  "expectedRate": "36000.00",
  "builtUpExpectedRate": "30000.00",
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  "squareMeter": "116.13",
  "id": "599801"
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externallmg_1708053981720_WhatsApp_Image_20240215_at_123421_2.jpeg",
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Parel Division, Municipality Ward No. G/ South Ward, Lower Parel, Mumbai, District -
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Other
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