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{
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    "RVDSValues": true,
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  "purposeOfValuation": {
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Enforcement Of Security Interest Act, 2002",
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Enforcement_Of_Security_Interest_Act,_2002"
  },
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Enforcement_Of_Security_Interest_Act,_2002"
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    },
    "firstName": "Aashish",
    "type": "CREDITOFFICER",
    "_id": "6683a1d93bfdc710bad12e78",
    "email": "Asset.MN@bankofindia.co.in",
    "lastName": "Sethi",
    "mobileNo": "",
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  },
  "fees": {
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    "propertyValue": "6050000",
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"discussWithPerson": "Aashish",
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  "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"
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  "initial": "BOI",
  "remark": "Temp",
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  "branchCode": "000026",
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  "email": "Asset.MNZ@bankofindia.co.in",
  "mobileNo": "02226210406",
  "alternateMobileNo": "",
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- 400058, State - Maharashtra, Country - India",
  "ledgerName": "",
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    "firstName": "Sunil",
    "email": "misalsunil87@gmail.com",
    "lastName": "Misal",
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\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
  },
  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Krishna",
    "email": "krishnagawade9@gmail.com",
    "lastName": "Gawde",
    "mobileNo": "9821646373",
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    "shortName": "Krishna",
    "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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    "firstName": "Shyam",
    "email": "shyam@vastukala.org",
    "lastName": "Kajvilkar",
    "mobileNo": "9765074720",
    "designation": "",
    "shortName": "SK",
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"firstName": "Pradnya ",
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    "email": "manoj@vastukala.org",
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    "mobileNo": "9819597579",
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    "number": "IBBI/RV/07/2018/10366"
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  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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  "label": false
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  "label": false
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  "key": "suburb",
  "value": "Mira Road (East)",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Aluminium Sliding Windows with window grills"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  }
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Public Park",
    "south": "Queens Park ",
    "east": "Open Plot"
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    "east": "Details not available "
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      "east": "Marginal Space ",
      "south": "Flat No. 102",
      "west": "Flat No. 104"
    },
    "asPerDocument": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Part Building Completion Certificate is received may
be assumed that the construction is as per sanctioned plan. \n\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet Area 839.00 Sq. Ft. (including
Cup Board, Balcony, Flower Bed, Dry Balcony & Terrace Area) is more than Carpet
Area 649.00 Sq. Ft. & mentioned in the documents provided to us. We have considered
area mentioned in the documents for valuation.\n",
  "depreciationPercentage": "9",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "12575",
  "depreciatedBuildingRate": "2275"
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  "rate": "95300",

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"landRate": "33300",
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"squareFeetGuideLineRate": "8854.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "94",
  "rate": "8508.00",
  "squareFeetGuideLineRate": "8508.00",
  "squareMeterGuideLineRate": "91580.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "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"
},
"marketability": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Along with One Car Parking Space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2018",
"fullDate": "1/1/2018"
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"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
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  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
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"label": "Yes"
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"groundStilt": {
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  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Building_Completion_Certificate",
  "label": "Building Completion Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "10",
"flatFloorNo": "1",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "713.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1724054596668_Image.png",
    "routeLat": "19.293611",
    "routeLng": "72.865750",
    "stationName": "Mira Road",
    "routeDistance": "2.6 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
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    "name": "ey8i44",
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routeMap_1724054527668_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "status": false
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externallmg_1723606466228_WhatsApp_Image_20240814_at_002300.jpeg",
      "orientation": "portrait"
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "name":
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    "orientation": "portrait"
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    "orientation": "portrait"
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externallmg_1723606453825_WhatsApp_Image_20240814_at_002302_2.jpeg",
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externallmg_1723606466226_WhatsApp_Image_20240814_at_002300_2.jpeg",
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"compositionImages": []
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"max": "12297.00"
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "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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"ownerPhoneNo": "9029112203",
"appAddress": "Flat no 103 1 St floor Wing -A Rassaz Grees Ramdev Park Goddve
Mira road East Thane ",
"remark": " ",
"documents": [
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"value": "60af48bf2ffdf65bcd6585fa",
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    "label": "Promoter"
  },
  "Promoter": "M/s. Rassaz Infrastructure Pvt. Ltd.",
  "to": {
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    "label": "Allottee"
  },
  "Allottee": "Mr. Yusuf Dilsher Shaikh & Mrs. Nasreen Yusuf Shaikh ",
  "number": {
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    "label": "No"
  },
  "No": "8403 / 2017"
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dheri_West_Yusuf_Dilsher_Shaikh.pdf"
},
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      "label": "Mira Bhayander Municipal Corporation"
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    "remark": " (As downloaded from RERA site)",
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    "No": "MNP / NR / 670 / 2018 - 19"
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        "label": "Mira Bhayander Municipal Corporation"
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        "label": "No"
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  },
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        "label": "Mira Bhayander Municipal Corporation"
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  },
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"number": {
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    "label": "RERA Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
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    }
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  "No": "P51700008730"
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"isHardCopy": false,
"displayStatus": false,
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"id": "796534",
"uploadedBy": "62fe044a48a26047e6552796",
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"description": "Create Lead",
"datetime": "Tue Aug 13 2024 10:56:48 GMT+0530 (India Standard Time)"
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],
"owners": [
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"name": "Mr. Yusuf Dilsher Shaikh & Mrs. Nasreen Yusuf Shaikh ",
"phone": "9029112203",
"ownershipShare": "",
"email": "",
"id": "782468"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"label": "Square Feet"
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"length1": "17",
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"width1": "9",
"width2": "11",
"totalArea": "177.67",
"images": [],
"extraAreas": [],
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"value": "Square_Feet",
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"length": "10.67",
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  "length": "11.00",
  "length1": "11",
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  "width1": "7",
  "width2": "8",
  "totalArea": "84.33",
  "images": [],
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  "name": "Passage",
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  "width2": "5",
  "totalArea": "26.19",
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  "extraAreas": [
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        "label": "Square Feet"
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  ],
}
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    "width1": "1",
    "width2": "00",
    "totalArea": "17.00"
  }
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"finalArea": "43.19"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "32.02",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.02"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.75",
  "length1": "11",
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  "width2": "3",
  "totalArea": "108.69",
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "105.00",
  "length1": "105",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "105.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "105.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "length": "30.00",
  "length1": "30",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
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Ft. = 14.00\nBalcony Area in Sq. Ft. = 60.00\nFlower Bed Area in Sq. Ft. = 21.00\nDry
Balcony Area in Sq. Ft. = 23.00\nTerrace Area in Sq. Ft. = 72.00\n\n",
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}

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	17'11"	9'11"	177.67
Dining	10'8"	6'5"	68.44
Kitchen	11'00"	7'8"	84.33
Passage	7'8"	3'5"	26.19
Toilet	7'3"	4'5"	32.02
Bedroom	11'9"	9'3"	108.69
Bedroom	105'00"	1'00"	105.00
Toilet	30'00"	1'00"	30.00
Other Composition :			
Cupboard	14'00"	1'00"	14.00
Balcony Area	60'00"	1'00"	60.00
Flower Bed Area	21'00"	1'00"	21.00
Dry Balcony Area	23'00"	1'00"	23.00
Terrace Area	72'00"	1'00"	72.00