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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Tanaji ",
    "type": "CREDITOFFICER",
    "_id": "651bcdd92c6c0778ddf28f5a",
    "lastName": "Khapre",
    "mobileNo": "",
    "workMobileNo": "7588090679",
    "email": "bmthan3253@centralbank.co.in"
  },
  "fees": {
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    "propertyValue": "9500000",
    "discussWithPerson": "Tanaji ",
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  "_id": "643a5702108b68389ed72f71",
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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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  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Mira Road Branch",
  "branchCode": "",
  "mobileNo": "0000000000",
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  "email": "bmthan3253@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Station, Thane"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
},
"zone": {
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"role": "SITEENGINEER",
"firstName": "Krishna",
"email": "krishnagawade9@gmail.com",
"lastName": "Gawde",
"mobileNo": "9821646373",
"designation": "Site Engg",
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"lastName": "Kajvilkar",
"mobileNo": "9765074720",
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{
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],
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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    "label": "Chartered Engineer"
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"shortName": "MBC",
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"fatherName": "Baburao"
}
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      "remark": "MANUAL_IN_TASK"
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  "value": "Thane",
  "label": true
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  "label": false
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  "key": "buildingName",
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  "label": false
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  "value": "",
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  "value": "B",
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  "value": "",
  "label": false
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
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  "label": false
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  "label": false
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  "key": "postalCode",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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    "label": "Middle Class"
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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": "C & D Wing of Kakad Paradise CHSL",
    "south": "Under Construction Building",
    "east": "Open Land"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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  "unitBoundaries": {
    "asPerActual": {
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      "east": "Common Passage",
      "south": "Flat No. 1101",
      "west": "Marginal Space"
    },
    "asPerDocument": {
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      "east": "Information not available",
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    "west": "Information not available"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.\n\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "10.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "262.5",
  "depreciatedCostOfConstruction": "17737.50",
  "depreciatedBuildingRate": "2237.5"
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"igrRate": {
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  "landRate": "30700",
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"squareMeterGuideLineRate": "114730.00",
"squareFeetGuideLineRate": "10659.00"
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"igrFinalRate": {
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  "rate": "10112.00",
  "squareFeetGuideLineRate": "10112.00",
  "squareMeterGuideLineRate": "108848.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
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  "monthlyRent": "20,000/- Present rental income per month",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MBMC norms",
  "tenantName": "Mr. Vijay Singadia",
  "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": "R.C.C._slab",
    "label": "R.C.C. slab"
  }
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},
"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Covered Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2017",
  "fullDate": "1/1/2017"
},
"planningArea": {
  "value": "Residential",
  "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": {
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  "label": "Good"
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"materialUsedList": {
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"label": "Information Not Available"
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"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"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
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  "label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "11",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "735.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66cedc69da840b1214cef999/
routeMap_1724936342814_Image.png",
    "routeLat": "19.266267",
    "routeLng": "72.871668",
    "stationName": "Mira Road",
    "routeDistance": "2.4 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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  "type": "Point"
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"showLocation": {
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    "image": "cases/66cedc69da840b1214cef999/
routeMap_1724936163278_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"totalOthersRate": "0",
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  ],
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    "orientation": "portrait"
  },
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66cedc69da840b1214cef999/externalImg_1724935667298_external
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    "orientation": "portrait"
  },
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    "name": "Living Room",
    "path": "cases/66cedc69da840b1214cef999/externalImg_1724935667307_external
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    "orientation": "portrait"
  },
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    "name": "Living Room",
    "path": "cases/66cedc69da840b1214cef999/externalImg_1724935667310_external
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    "orientation": "portrait"
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    "name": "Living Room",
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    "name": "Living Room",
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"min": "17359.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "isEditable": false
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  "RATE_VERIFY": false,
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  "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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"isExternalReport": false,
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerName": "Kishore Bhuwaneshwar Saun",
"ownerPhoneNo": "9004337511",
"appAddress": "FLAT NO 1102 BLDG NO B 11 TH FLOOR KAKAD PARADISE
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PHASE 1 CHS LTD KAKAD PARADISE PENKAR PADA OPP GANESH MANDIR MIRA
ROAD THANE 401107 ",

"remark": "VISIT URGENT REPORT URGENT",

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"value": "60af48bf2ffdf65bcd6585fa",

"label": "Agreement for sale"

},

"inputs": {

"documentDate": "09/08/2024",

"from": {

"value": "Transferor",

"label": "Transferor"

},

"Transferor": "Mrs. Sulakshana Nilesh Bhanushali",

"to": {

"value": "Transferee",

"label": "Transferee"

},

"Transferee": "Kishore Bhuvaneshwar Saun & Prema Bhuvaneshwar Saun",

"number": {

"value": "Registration_No",

"label": "Registration No"

},

"Registration_No": "14489/2024"

},

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"document_1724832821749_1724832819411_Kishore_saun_agreement.pdf"

},

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"documentType": {

"value": "60af48bf2ffdf65bcd6585fa",

"label": "Agreement for sale"

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"from": {

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"to": {
  "value": "Purchaser",
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"Purchaser": "Sulakshana Bhanushali",
"number": {
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  "label": "Registration No"
},
"Registration_No": "10004/2016"
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    "label": "Share Certificate "
  },
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27.04.2021 in the name of Mrs. Sulakshana Bhanushali issued by Kakad Paradise
Phase-1 Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 115"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "826239",
  "path": "cases/66cedc69da840b1214cef999/
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  "fileName": "document_1724994666913_Share_Certificate.pdf"
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    "label": "Full Occupation Certificate"
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        "label": "Mira Bhayander Municipal Corporation"
      },
    },
    "number": {
      "value": "No",
      "label": "No"
    },
  },
  "No": " MBMC/FO/2023/APL/00015"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/66cedc69da840b1214cef999/
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"fileName": "document_1724994864953_Full_OC.pdf"
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    "label": "Commencement Certificate"
  },
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    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " MNP/NR/153/2011-12"
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"fileName": "document_1724994980423_CC.pdf"
},
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  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
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    "label": "Part Occupancy Certificate"
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " MNP/NR/535/2017-18"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1725013780943_OCKAKAD.pdf",
  "path": "cases/66cedc69da840b1214cef999/
document_1725013780943_OCKAKAD.pdf",
  "id": "582865",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Fri Aug 30 2024 15:59:41 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "010880",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "357056",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Aug 28 2024 13:44:33 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Kishore Bhuaneshwar Saun",
    "phone": "9004337511",
    "ownershipShare": "",
    "email": "",
    "id": "236890"
  },
  {
    "name": "Prema Bhuaneshwar Saun",
    "phone": "",
    "email": "",
  }
]
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    "ownershipShare": "",
    "id": "200152"
  }
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"siteInspection": [],
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      "label": "Square Feet"
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    "width2": "5",
    "totalArea": "120.06",
    "images": [],
    "finalArea": "120.06",
    "extraAreas": []
  },
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    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "name": "Bedroom",
    "length": "12.17",
    "length1": "12",
    "length2": "2",
    "width": "9.25",
    "width1": "9",
    "width2": "3",
    "totalArea": "112.54",
    "images": [],
    "finalArea": "112.54",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
```



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    "label": "Square Feet"
  },
  "id": "9",
  "name": "Dining",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "3.33",
  "width1": "3",
  "width2": "4",
  "totalArea": "24.72",
  "images": [],
  "finalArea": "24.72",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Cupboard",
  "length": "5.92",
  "length1": "5",
  "length2": "11",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
  "totalArea": "17.26",
  "images": [],
  "finalArea": "17.26",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "6.00",
  "length1": "6",
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  "width": "4.00",
  "width1": "4",
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"totalArea": "24.00",
"images": [],
"extraAreas": [],
"finalArea": "24.00"
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    "label": "Square Feet"
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  "id": "5",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
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  "width2": "00",
  "totalArea": "90.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "90.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "6.33",
  "length1": "6",
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  "width2": "4",
  "totalArea": "27.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.44"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
}
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"width1": "2",
"width2": "10",
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"images": [],
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  "totalArea": "59.61",
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  "extraAreas": []
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      "value": "Carpet"
    },
    "name": {
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mg_1724926049493_WhatsApp_Image_20240829_at_153037_1.jpeg",
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Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Living Room	12'9"	9'5"	120.06
Bedroom	12'2"	9'3"	112.54
Dining	7'5"	3'4"	24.72
Cupboard	5'11"	2'11"	17.26
Toilet	6'00"	4'00"	24.00
Bedroom	10'00"	9'00"	90.00
Toilet	6'4"	4'4"	27.44
Passage	13'10"	2'10"	39.19
Kitchen	9'8"	6'2"	59.61
Other Composition :			
Flowered Area	9'00"	2'00"	18.00
Flowered Area	9'7"	2'00"	19.17
Flowered Area	7'00"	3'00"	21.00