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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "66b21086da840b1214c25582"
    },
    "firstName": "Madhur ",
    "type": "CREDITOFFICER",
    "_id": "66b210a84388d81213f2cd72",
    "email": "Mazgaon.MumbaiSouth@bankofindia.co.in",
    "lastName": "Kataria",
    "mobileNo": "",
    "workMobileNo": "7986499851"
  },
  "fees": {
    "type": "agreed",
    "propertyValue": "0",
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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": "66b21086da840b1214c25582",
  "name": "Mazgaon Branch ",
  "branchCode": "",
  "mobileNo": "02223735419",
  "alternateMobileNo": "02223744686",
  "email": "Mazgaon.MumbaiSouth@bankofindia.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Plot No 226, 8, Sardar BalwantSingh D Odhi Marg, Near Vikrikar Bhavan,
Tulsiwadi, Mazgaon mumbai 400010"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60e2f4336576061dae469362",
  "zoneName": "Mumbai South Zone"
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"staff": {
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    "type": "EMPLOYEE",
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"role": "PICKUPPERSON",
"firstName": "NIDHI",
"email": "nidhi.kajwe97@gmail.com",
"lastName": "KAJWE",
"mobileNo": "8850520881",
"shortName": "NIDHI",
"workWithDocumentMaker": ""
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"deliveryPerson": {
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"lastName": "KAJWE",
"mobileNo": "8850520881",
"shortName": "NIDHI",
"workWithDocumentMaker": ""
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "62691c48afd7d55eddecfda3",
"role": "MAKER",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
"workWithDocumentMaker": "",
"profilePhoto": "users/62691c48afd7d55eddecfda3/
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"rateVerifier": {
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"_id": "60f915d3f3dd69653a592199",
"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Shobha",
"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
"shortName": "SH",
"workWithDocumentMaker": "",
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  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
  "mobileNo": "9529385821",
  "designation": "",
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},
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  "mobileNo": "9004134140",
  "designation": "",
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profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
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"valuers": [
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    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "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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{
  "title": {
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  "_id": "60af80072ffdf65bcd658651",
  "number": "IBBI/RV/07/2018/10366"
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{
  "title": {
    "value": "FIIV",
    "label": "FIIV"
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  "_id": "60af80072ffdf65bcd658652",
  "number": "CAT-I-F-1763"
},
{
  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
  },
  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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  "number": "IBBI/RV/07/2018/10366"
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],
"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"clientType": {
  "label": "BANK",
  "value": "BANK"
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"latitude": "19.16405668633622",
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"geo": {
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    19.16405668633622
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"siteVisit": {
  "siteVisitStatus": true,
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-09-19",
      "remark": "Agreement Copy will be provided by tomorrow EOD\n\nPlease get the
visit done ASAP\n\nBanker Name - Sandeep Sir\nMob - 9096120650"
    },
    {
      "status": "COMPLETED",
      "dateTime": "2024-09-19",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-09-19",
      "remark": "MANUAL_IN_TASK"
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  ],
  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "name": "State",
    "key": "state",
    "value": "Maharashtra",
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"label": true
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"country": {
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  "key": "village",
  "value": "Pahadi Goregaon",
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  "value": "",
  "label": true
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  "value": "Mumbai Suburban ",
  "label": true
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  "value": "",
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"tahsilNo": {
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"name": "Tehsil",
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"value": "",
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"taluka": {
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  "value": "Borivali ",
  "label": true
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"plotNo": {
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  "name": "Plot No. ",
  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
  "status": true,
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  "key": "buildingName",
  "value": "Siddharth Nagar Shivam Co-Op. Hsg. Soc. Ltd. ",
  "label": false
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"selectArea": {
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1 ",
  "value": "",
  "label": false
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "MHADA Layout, Siddharth Nagar No. 4",
  "label": false
}
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"landmark": {
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  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "17",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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"oldSurveyNumber": {
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
  "status": false,
  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
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  "label": true
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"CTSNo": {
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  "name": "CTS No.",
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"key": "CTSNo",
"value": "348(Part)",
"label": true
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"blockNo": {
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  "value": "",
  "label": true
},
"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "1403",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 400 104",
  "label": false
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"suburb": {
  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Goregaon (West)",
  "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_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
}
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"fixtures": {
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"Concealed_plumbing_with_C.P_fixtures._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
},
"finishing": {
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  "label": "Cement Plastering with POP Finished"
}
},
"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MHADA",
    "label": "MHADA"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
    "north": "Building No. 18",
    "west": "Internal Road",
    "south": "Internal Road ",
    "east": "New Geetanjali CHSL "
  },
  "asPerDocumentAgreement": {
    "north": "By Building No. 18",
    "west": "By 9.00 Mtrs. Wide Internal Road",
    "south": "By 9.15 Mrs. Wide Road ",
    "east": "By Barrack No. 12"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "Internal visit not allowed ",

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"east": "Internal visit not allowed ",
"south": "Internal visit not allowed ",
"west": "Internal visit not allowed "
},
"asPerDocument": {
  "north": "Flat No. 1404",
  "east": "Lobby & Staircase ",
  "south": "Marginal Space ",
  "west": "Marginal Space "
},
"isDisplay": true,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 2 Bedrooms + Living Room + Kitchen + Passage + 2 Toilets. (i.e. 2BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MHADA - 51 / 856 / 2022 dated 26.05.2023 issued by MHADA.",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of visit, internal visit was not allowed at site. The details about the work progress status have been provided by Sales Head (Mr. Nishit Joshi – Mobile No. 8693890770).",
  "depreciationPercentage": "",
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"depreciationRatioOfBuilding": "",
"salvageValue": "",
"depreciatedCostOfConstruction": "",
"depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "160470",
  "landRate": "76820",
  "igrImage": "cases/66e8375ca1f1577e0b266ba0/igr_1726738809998_Image.png",
  "squareMeterGuideLineRate": "176517.00",
  "squareFeetGuideLineRate": "16399.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "160470.00",
  "squareMeterGuideLineRate": "176517.00",
  "squareFeetGuideLineRate": "16399.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": " 50,000/- (Expected rental income per month)",
  "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 MHADA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Internal visit was not allowed "
},
"marketability": {
  "marketabilityList": {
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"value": "Good",
"label": "Good"
},
"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
},
"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": "Open / Covered Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2024",
"fullDate": "1/1/2024"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
},
}
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"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"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"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"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
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"label": "Yes"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "5",
"noOfAmenityFloors": "",
"noOfFloors": "17",
"flatFloorNo": "14",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "1012.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66e8375ca1f1577e0b266ba0/
routeMap_1726748273193_Image.png",
    "routeLat": "19.160750",
    "routeLng": "72.844750",
    "stationName": "Goregaon ",
    "routeDistance": "850 Mtrs.",
    "routeStation": {
      "value": "Railway_Station",
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    "label": "Railway Station"
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": false,
  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "5z1yub",
    "name": "5z1yub",
    "image": "cases/66e8375ca1f1577e0b266ba0/
routeMap_1726748200530_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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"compositionImages": []
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  "builtUpRateRange": {
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  "saleableRateRange": {
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"status": true,
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"ratePerUnit": "",
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"status": true,
"isEditable": false
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"CHECKER": false,
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"PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"ownerPhoneNo": "7738366996",
"appAddress": "Building No 17 Plot No 17 Siddharth Nagar Shivam CHS LTD
Siddharth Nagar Opp Vivek College Goregaon West Mumbai-400104",
"remark": "Agreement Copy will be provided by tomorrow EOD\n\nPlease get the visit
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      "label": "Approved Building Plan"
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    "inputs": {
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        "label": "Maharashtra Housing And Area Development Authority"
      },
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        "label": "No"
      },
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    },
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  }
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    },
    "number": {
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      "label": "No"
    },
    "No": "P51800045242"
  },
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    "label": "Agreement for sale"
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  "inputs": {
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      "label": "Developers"
    },
    "Developers": "M/s. Khodiyaar Construction",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Pratik Hasmukh Pandiya & Madhu Hasmukh Pandiya",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "13591/2024"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "556750",
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  "fileName": "document_1727073618368_DocScanner_Sep_21_2024_1744.pdf"
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"caseNumber": "011252",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Sep 16 2024 19:19:16 GMT+0530 (India Standard Time)"
  }
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"owners": [
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"name": "Pratik Hasmukh Pandiya & Madhu Hasmukh Pandiya",
"phone": "7738366996",
"ownershipShare": "",
"email": "",
"id": "523635"
},
],
"proposePurchasers": [
{
"name": "Pratik Hasmukh Pandiya & Madhu Hasmukh Pandiya ",
"phone": "",
"email": "",
"ownershipShare": ""
}
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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"label": "Draft Agreement for sale"
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"label": "Square Feet"
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"totalAreaDocument": "920",
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"docFinalBuiltUpSquareMeter": "94.017",
"docBultupPercentage": "10",
"docSaleablePercentage": "0",
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  "squareMeterArea": "94.02",
  "expectedRate": "19169.96",
  "percentage": "10"
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"saleableArea": {
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  "expectedRate": "0.00",
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"area": "920",
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"areaType": "Carpet",
"floor": "Middle",
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"expectedPrice": "19400000",
"expectedRate": "21086.96",
"builtUpExpectedRate": "19169.96",
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"squareMeter": "85.47",
"id": "372654"
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    "squareMeterArea": "65.31",
    "expectedRate": "25035.56",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "71.84",
    "expectedRate": "22759.60",
    "percentage": "10"
  }
}
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},
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  "expectedRate": "0.00",
  "percentage": ""
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"area": "703",
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"expectedPrice": "17600000",
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"id": "418405"
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    "percentage": ""
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  "builtUpArea": {
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    "expectedRate": "20079.05",
    "percentage": "10"
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"floor": "6",
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"expectedRate": "22086.96",
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      "panNo": "ABCDE1234A",
      "email": "vastukalamumbai@vastukala.com",
      "phone": "9819670183",
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Mumbai - 400 093",
      "shortName": "VCIPL",
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Shivam Co-Op. Hsg. Soc. Ltd. , MHADA Layout, Siddharth Nagar No. 4, Village - Pahadi
Goregaon, Goregaon (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400
104, State - Maharashtra, Country - India",
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"addressForMap": "",
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"contactPersonName": "Mr. Nishit Joshi ",
"email": "",
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"isUrgent": "false",
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"proposePurchaserName": "Pratik Hasmukh Pandiya & Madhu Hasmukh Pandiya ",
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