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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    },
    "firstName": "Shrikant",
    "type": "CREDITOFFICER",
    "_id": "672ed5eb0db8518c41100d71",
    "email": "altamountroad.mumbaisouth@bankofindia.co.in",
    "lastName": "Raut",
    "mobileNo": "",
    "workMobileNo": "7977020658"
  },
  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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  "name": "Altamount Road",
  "email": "AltamountRoad.MumbaiSouth@bankofindia.co.in",
  "mobileNo": "02223513209",
  "alternateMobileNo": "02223517712",
  "address": "Altamount Road, Eastman House, 2-669 Altamount Road,
Mumbai(bombay), India, 400026, Maharashtra",
  "ledgerName": "",
  "fax": null,
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  "label": "Land & Building / Immovable Property"
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  "firstName": "NIDHI",
  "email": "nidhi.kajwe97@gmail.com",
  "lastName": "KAJWE",
  "mobileNo": "8850520881",
  "shortName": "NIDHI",
  "workWithDocumentMaker": ""
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  "mobileNo": "9987305468",
  "designation": "",
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  "PANNo": "AEAPC7114Q",
  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
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  "lastName": "Chalikwar",
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    "title": {
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    "number": "[N]C.C.I.T/I -14/52/2008-09"
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  "value": "BANK"
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  "key": "city",
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  "value": " Rustomjee Crown",
  "label": false
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  "value": "",
  "label": false
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  "value": "C",
  "label": true
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  "label": true
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  "label": true
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  "value": "",
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  "label": true
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "label": false
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  "label": false
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  "flooring": {
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  },
  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "label": "Middle Class"
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"populationGroupList": {
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  "label": "Urban"
},
"townplanApprovedByList": {
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Sumer Trinity Tower",
  "south": "New Prabhadevi Road",
  "east": "Gokhale Road"
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"asPerDocumentAgreement": {
  "north": "Approx. 25 Mtrs. Sayani Road FP No, 1029 (As per RERA)",
  "west": "FP No. 1050 1051 & 1053",
  "south": "FP No. 1045 1046 & 1047 Old Prabhadevi Road",
  "east": "Approx. 30 Mtrs. Gokhale Road South"
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"unitBoundaries": {
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    "east": "Building Under Construction",
    "south": "Building Under Construction",
    "west": "Building Under Construction"
  },
  "asPerDocument": {
    "north": "Marginal Space (As per Sale Plan)",
    "east": "Lobby, Lift & Staircase (As per Sale Plan)",
    "south": "Marginal Space (As per Sale Plan)",
    "west": "Marginal Space (As per Sale Plan)"
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  "isDisplay": true,
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},
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Agreement Sale Plan, the composition of proposed residential flat is Living Room + Dining + 4 Bedrooms + 4 Toilets + Kitchen + Store + Servant Room + Servant Toilet + Passage (i.e. 4 BHK)",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not verified.\n\n",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1)\tAs building is under construction internal visit not allowed at site, The details about the property has been provided by Sales Manager – Mr. Zain. <br />\n2)\tAs per agreement Flat No. 2001 on 20th Floor (as per the sales plan and currently depicted as the 19th floor on the sanctioned plan) – it is mentioned in 4th Schedule of Agreement.\n",
  "depreciationPercentage": "",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {

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"rate": "215620",
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"igrImage": "cases/67345b9e79293cc197616faf/igr_1732539217518_Image.png",
"squareMeterGuideLineRate": "237182.00",
"squareFeetGuideLineRate": "22035.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "215620.00",
  "squareMeterGuideLineRate": "237182.00",
  "squareFeetGuideLineRate": "22035.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "Rs.2,33,000/- Expected rental per month after completion.",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM / MHADA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonry"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed 2 Car Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Proposed_Plain_Looking",
    "label": "Proposed Plain Looking"
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  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "Proposed_R.C.C._Framed_Structure",
    "label": "Proposed R.C.C Framed Structure"
  },
  "typeOfFoundation": {
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
    "value": "UnderConstruction",
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"label": "Building Under Construction"
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"materialUsedList": {
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  "label": "Information Not Available"
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  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"provisionOfFirefighting": {
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  "label": "Proposed, Yes"
},
"groundStilt": {
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  "label": "Proposed Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "3",
"noOfPodium": "9",
"noOfAmenityFloors": "3",
"noOfFloors": "54",
"flatFloorNo": "20",
"noOfLifts": "18",
"noOfDwellingUnitsInBuilding": "7"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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    "routeLng": "72.830333",
    "stationName": "Prabhadevi",
    "routeDistance": "1.4 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
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"type": "Point"
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  "finallatlng": false
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    "name": "4hrvgu",
    "image": "cases/67345b9e79293cc197616faf/
routeMap_1732598289220_Image.png"
  }
]
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"valuation": {
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  "number": "2309279",
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    "status": true
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"window": {
"label": "Window",
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"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
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  "status": true
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "60607.00"
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  "saleableRateRange": {
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    "max": "50506.00"
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  "isEditable": true
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  "isEditable": true
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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
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  "value": "LEAD"
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"invoiceIds": [],
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"ownerName": "Mrs. Priti Nimesh Shah",
"ownerPhoneNo": "9833354664",
"appAddress": "Flat No 2001 20th Floor Tower C Phase 2 Rustomjee Crown Gokhale
Road South Prabhadevi Mumbai - 400025",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
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    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
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      "Promoter": "Realgem Buildtech Private Limited (Promoter - First Part), Bhisma
Realty Limited (Owner - Second part), Kingmaker Developers Private Limited (KDPL -
Fourth Part)",
      "to": {
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        "label": "Allottee"
      },
      "Allottee": "Mrs. Priti Nimesh Shah & Mr. Nimesh Rameshchandra Shah",
      "number": {
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      "Registration_No": "5060/2022"
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"createdAt": "Tue Nov 26 2024 06:20:22 GMT+0000 (Coordinated Universal Time)"
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"label": "RERA Certificate"
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"inputs": {
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"number": {
"value": "No",
"label": "No"
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"No": " P51900006367"
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"label": "Commencement Certificate"
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"inputs": {
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"value": "Municipal_Corporation_of_Greater_Mumbai",
"label": "Municipal Corporation of Greater Mumbai"
},
"number": {
"value": "No",
"label": "No"
},
"No": " EB/5070/GS/A/FCC/6/Amend"
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      "nameOfApprovingAuthority": {
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        "label": "Municipal Corporation of Greater Mumbai"
      },
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        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "EB/5070/GS/A/FCC/6/A"
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    "path": "cases/67345b9e79293cc197616faf/document_1733203697784_AMENDED_IOD_PLANS22_TO_37__04092024.pdf",
    "fileName": "document_1733203697784_AMENDED_IOD_PLANS22_TO_37__04092024.pdf"
  }
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"caseNumber": "012352",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
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  }
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"owners": [
  {
    "name": "Mrs. Priti Nimesh Shah",
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"phone": "9833354664",
"ownershipShare": "",
"email": "",
"id": "346529"
},
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  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "334940"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
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      "label": "Square Feet"
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    "totalAreaDocument": "1694",
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    "docFinalSaleableSquareMeter": "0"
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"images": [],
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    "percentage": ""
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  "area": "2046",
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  "floor": "",
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  "expectedRate": "54969.80",
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    "percentage": ""
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"area": "1335",
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"expectedRate": "66666.67",
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"squareMeterArea": "173.73",
"expectedRate": "54812.83",
"percentage": "10"
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"saleableArea": {
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"squareMeterArea": "208.47",
"expectedRate": "45677.36",
"percentage": "20"
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"areaType": "Carpet",
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    "id": "607770"
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Phase - 2, Plot No. 1043 (Final), TPS-IV, Gokhale Road, Village - Mahim Division,
Municipality Ward No. G/S, District - Mumbai Main, South Prabhadevi, Mumbai, PIN -
400 025, State - Maharashtra, India",
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"email": "",
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Other  
Composition :

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