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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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    "value": "Direct"
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  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "P K ",
    "type": "CREDITOFFICER",
    "_id": "6673c9d559d44b137cf607c6",
    "email": "Kalbadevi.MumbaiSouth@bankofindia.co.in",
    "lastName": "Chaudhary",
    "mobileNo": "",
    "workMobileNo": "9137941408"
  },
  "fees": {
    "type": "agreed",
    "propertyValue": "0",
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    "expectedFees": null,
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"organization": {
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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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180a",
  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000077",
  "type": "BRANCH",
  "name": "Kalbadevi Branch",
  "email": "Kalbadevi.MumbaiSouth@bankofindia.com",
  "mobileNo": "02222056394",
  "alternateMobileNo": "",
  "address": "Round Building,Shamaldas Gandhi Marg,Mumbai-400002",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
},
"zone": {
  "_id": "60e2f4336576061dae469362",
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"_id": "665ac13f42f4717ae30de3d5",
"role": "PICKUPPERSON",
"firstName": "NIDHI",
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"lastName": "KAJWE",
"mobileNo": "8850520881",
"shortName": "NIDHI",
"workWithDocumentMaker": ""
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "627362b3afd7d55eddee1ee7",
"role": "SITEENGINEER",
"firstName": "Vicky ",
"email": "vicky@vastukala.org",
"lastName": "Baor",
"mobileNo": "9004386288",
"designation": "",
"shortName": "VB",
"workWithDocumentMaker": ""
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"rateVerifier": {
"type": "EMPLOYEE",
"_id": "5fc78e26625ecd20ec1f88e9",
"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
"workWithDocumentMaker": "1",
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"designation": ""
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  "lastName": "Sarmalkar",
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        "label": "Wealth Tax"
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    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
    "registrationNo": [
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        "title": {
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          "label": "Wealth Tax"
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      }
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    "shortName": "SBC",
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  "longitude": "73.09691580224518"
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    {
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      "dateTime": "2024-12-02",
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    "value": "India",
    "label": false
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    "value": "Taloja",
    "label": true
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    "label": false
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    "value": "",
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"name": "District",
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"city": {
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  "value": "Taloja Panchnand, Navi Mumbai",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "name": "Taluka",
  "key": "taluka",
  "value": "Panvel",
  "label": true
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"plotNo": {
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  "key": "plotNo",
  "value": "11",
  "label": true
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  "key": "buildingName",
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  "label": false
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  "value": "",
  "label": false
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  "key": "landmark",
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  "value": "",
  "label": false
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  "label": true
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"newSurveyNumber": {
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  "name": "New/Current Survey No.",
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  "value": "",
  "label": true
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "808",
  "label": false
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  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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  "value": "",
  "label": false
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"flatSpecifications": {
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    "value": "R.C.C._slab",
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"label": "R.C.C. slab"
},
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  "label": "Vitrified tiles flooring"
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"doors": {
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  "label": "Teak wood door frame with flush shutters"
},
"windows": {
  "value": "Powder_coated_Aluminum_sliding_windows",
  "label": "Powder coated Aluminum sliding windows"
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"fittings": {
  "value":
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering"
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"general": {
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    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "NMMC",
    "label": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
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"north": "Emerald Prime",
"west": "Under Construction Building",
"south": "Internal Road",
"east": "Internal Road"
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  "west": "11.00 Mtrs. Wide Road",
  "south": "15.00 Mtrs. Wide Road",
  "east": "Plot No. 12"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Staircase & Flat No. 801",
    "south": "Flat No. 807, 806, 805",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
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  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Balcony & Dry Balcony Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "10327",
  "depreciatedBuildingRate": "2327"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "66500",
  "landRate": "15100",
  "igrImage": "cases/6749a504d1078a4ea7fcd3c8/igr_1733208559755_Image.png",
  "squareMeterGuideLineRate": "69825.00",
  "squareFeetGuideLineRate": "6487.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "93",
  "rate": "6131.00",
  "squareMeterGuideLineRate": "65994.00",
  "squareFeetGuideLineRate": "6131.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
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"label": "Vacant"
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"monthlyRent": "N.A.",
"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 CIDCO norms",
"tenantName": "",
"maintenanceOfFlat": "Vacant flat in normal condition"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed aera",
  "negativeFactorsOfAffectMarketValue": "No"
},
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  "roof": {
    "value": "R.C.C._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": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  }
}
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},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2017",
  "fullDate": "1/1/2017"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "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"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
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},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "8",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
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"area": "444.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6749a504d1078a4ea7fcd3c8/
routeMap_1733204126120_Image.png",
    "routeLat": "19.070866",
    "routeLng": "73.096988",
    "stationName": "Taloja Panchnand",
    "routeDistance": "2.3 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "uoc72c",
      "name": "uoc72c",
      "image": "cases/6749a504d1078a4ea7fcd3c8/
routeMap_1733203930831_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
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"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3820990.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "95",
"bookValue": "0",
"finalValue": "3820990.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  }
}
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},
"rccPlinth": {
  "label": "RCC Plinth",
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  "isHideFloor": false,
  "status": false
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  "name": "Living Room",
  "path": "cases/6749a504d1078a4ea7fcd3c8/externalImg_1733203764227_external
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  "orientation": "landscape"
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  "quantity": "0.00",
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  "PREPARE_INVOICE": false,
  "PRINT": false,
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"ownerName": "Mr. Premji Lira Nor",
"ownerPhoneNo": "9920039391",
"appAddress": "Flat No 808 8th Floor Classic Tower Plot No 11Sector 18 Taloja
Raigad Maharashtra - 410208",
"remark": "Loan amount required 27 lakhs ",
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      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "amount": "Made in 2024",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mr. Premji Lira Nor & Mrs. Bhavna P. Nor",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      }
    }
  }
]
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    },
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    "label": "Sale Deed"
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    "from": {
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      "label": "Developers"
    },
    "Developers": "M/s. Dhiwisha Realty, through its Partner Shri. Shailesh Ranchhod Patel",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
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    "Purchasers": "Premji Lira Nor & Bhavna P. Nor",
    "number": {
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      "label": "Registration No"
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    "Registration_No": "2890/2018"
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      "label": "CIDCO"
    },
    "number": {
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      "label": "No"
    },
    "No": " CIDCO/BP-11044/TPO(NM)/2017/2534"
  },
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "CIDCO"
    },
    "number": {
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      "label": "No"
    },
    "No": " CIDCO/ATPO/BP-11044/2012/850"
  },
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  "displayStatus": false,
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    "title": "Create Lead",
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    "datetime": "Fri Nov 29 2024 11:27:00 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Premji Lira Nor",
    "phone": "9920039391",
    "ownershipShare": "",
    "email": "",
    "id": "146152"
  },
  {
    "name": "Mrs. Bhavna P. Nor",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "507218"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Nisaruddin Samiuddin Khan"
  },
  {
    "name": "Mrs. Nagurbi Nisaruddin Khan",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
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  "length": "4.92",
  "length1": "4",
  "length2": "11",
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  "width1": "3",
  "width2": "9",
  "totalArea": "18.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.44"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Toilet",
  "length": "2.92",
  "length1": "2",
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      "value": "Balcony_Area"
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  },
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    "value": "Dry_Balcony_Area"
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  "width2": "3",
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      "label": "Sale Deed"
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  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00"
}
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"images": [],
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      "squareMeterArea": "60.39",
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      "percentage": ""
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"firstName": "Vaishali",
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"profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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"workType": "RATE_VERIFY",
"display": true,
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"status": true,
  "_id": "674ad924520246c6c064bd42",
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  "status": true,
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"assignmentType": {
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 808, 8th Floor, Classic Tower Co-op. Hsg. Soc. Ltd.,
Plot No. 11, Sector 18, Phase - II, Village - Taloja, Taluka - Panvel, District - Raigad,
Taloja Panchnand, Navi Mumbai, PIN - 410 208, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "665ac13f42f4717ae30de3d5",
"contactPersonName": "Mr. Bilal Punjabi",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Nisaruddin Samiuddin Khan",
"purchaseValueAsPerDocument": "",
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"reald": "",
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"buildingServicesRate": "2600",
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"finalAsPerArea": "Sale Deed",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 370.00",
"flatRate": "10600",
"landOtherRate": "8000",
"shopDetails": {
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  "mall": false
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Passage + Bathroom
+ Toilet",
"carpetTotal": "312.40",
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"toBeAdded": "",
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"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 270.00 \nCupboard Area in Sq. Ft. = 46.00\nFlowerbed Area in Sq. Ft. = 32.00\nTerrace Area in Sq. Ft. = 22.00\n",
 "siteMeasurementRemark": "Carpet Area in Sq. Ft. = 312.40 \nBalcony Area in Sq. Ft. = 70.14\nDry Balcony Area in Sq. Ft. = 7.12\n
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 "finalSaleablePercentage": "0",
 "reportGeneratedDate": "Tue Dec 03 2024 08:07:08 GMT+0000 (Coordinated Universal Time)",
 "siteVisitDate": "2024-12-02",
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}

Name	Length	Width	Total
Composition :			
Living Room	13'9"	8'10"	121.46
Passage	2'10"	7'7"	21.49
Kitchen	6'1"	7'3"	44.10
Bedroom	9'7"	8'11"	85.45
Bathroom	4'11"	3'9"	18.44
Toilet	2'11"	3'8"	10.69
Passage	3'11"	2'9"	10.77

Other
Composition :

Balcony Area	8'4"	8'5"	70.14
Dry Balcony Area	3'2"	2'3"	7.12