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    "firstName": "Mukesh",
    "type": "CREDITOFFICER",
    "_id": "668bb759e61b5802e8d945d3",
    "email": "amt5so.09276@sbi.co.in",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "7208509979"
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"organization": {
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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"
},
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  "email": "sbi.09276@sbi.co.in",
  "mobileNo": "022-2675 2300",
  "alternateMobileNo": "",
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(East), Mumbai - 400 051, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - BHARAT DIAMOND BRANCH",
  "fax": "022-2675 2381",
  "sendStructuralCertificate": "0"
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  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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},
"siteEngineer": {
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  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
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  "designation": "",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
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  "shortName": "BS",
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  "lastName": "Moozhickal",
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  "email": "binu@vastukala.org",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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    "value": "Maharashtra",
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  "value": "B",
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  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "464",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "key": "municipalityWardNo",
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  "label": true
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  "label": false
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  "label": "Teak wood door frame with flush shutters"
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"windows": {
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  "label": "Powder coated Aluminum sliding windows"
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "label": "Cement Plastering + POP Finish"
}
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"general": {
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    "label": "Joint Ownership"
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    "label": "Higher Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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},
"asPerActualAgreement": {
  "north": "Lodha Compound",
  "west": "IKEA Shop",
  "south": "Lodha Marquise",
  "east": "Lodha Park Compound"
},
"asPerDocumentAgreement": {
  "north": "Pandurang Budhkar Marg",
  "west": "Boundaries of Victoria Mills",
  "south": "Boundary Walls of Kamala Mills Limited",
  "east": "Senapati Bapat Marg and Parel Central Railway Station"
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"unitBoundaries": {
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    "east": "Loft Lobby",
    "south": "Lift",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "east": "Loft Lobby",
    "south": "Lift ",
    "west": "Marginal Space"
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  "title": "Boundaries of The Flat"
},
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "+ Wardrobe + Temple\n\n<br />\nAs per Agreement Sale Plan, the composition of flat is Living/Dining + Kitchen + 4 Bed Rooms + 4 toilets + Puja Room + Store + P.Toilet + Service Yard + Servant Room + Servant Toilet. As per site

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inspection, Living/Dining + Kitchen + 3 Bedroom + Puja Room + Store Room + 4 Toilets + Bedroom Converted Wardrobe.",

"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",

"approvePlanVerified": "Internal changes done",

"empanelledOfApprovePlan": "No",

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"extraDetailOfBuilding": "",

"compoundWall": ""

},

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"compositions": []

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\n2. As per Further Commencement Certificate, Wing 4 is 3 Basements + Ground + 1st to 6th Podium + 7th (pt) Podium / refuge area / habitable + 8th to to 78th (pt) upper floors for residential user.",

"depreciationPercentage": "9",

"depreciationRatioOfBuilding": "",

"salvageValue": "10",

"depreciatedCostOfConstruction": "57730",

"depreciatedBuildingRate": "2730"

},

"igrRate": {

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"landRate": "126110",

"igrImage": "cases/6763af191f06b62faf361a08/igr_1738224572641_Image.png",

"squareMeterGuideLineRate": "388104.00",

"squareFeetGuideLineRate": "36056.00"

},

"igrFinalRate": {

"floorRatePercentage": "20",

"depreciationPercentage": "94",

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"squareFeetGuideLineRate": "34596.00",

"squareMeterGuideLineRate": "372384.00"

},

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"value": "I_Class",

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"label": "I Class"
},
"propertyTypeOfUseList": {
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  "label": "Residential Purpose"
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  "label": "Owner Occupied"
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"monthlyRent": "N.A",
"assessmentNo": "Paid through maintenance bill - Tax Invoice Number :
BCAM/24-25/1736 dated 04/01/2025",
"taxPaidHolderName": "Shreyans A. Shah / Nirupa A. Shah",
"taxAmount": "Rs. 294/-",
"electricityServiceConnectionNo": "CA No. 9000 0100 9922",
"meterCardHolderName": "Shreyas A Shah/Nirupa A Shah",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Excellent"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
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    "label": "R.C.C. slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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"carParking": "3 Car Parking Space",
"constructionWorkStatus": {
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  "label": "Completed"
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"asthetikLook": {
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  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2019",
  "fullDate": "1/1/2019"
},
"planningArea": {
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  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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  "label": "Good"
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
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"label": "Designed as per I.S. codes"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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  "label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
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"noOfAmenityFloors": "",
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"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "1753.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1738314228413_Image.png",
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    "routeDistance": " 1.00 km.",
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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  "finallatLng": false
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"locationMapImg": [
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    "name": "8drzeu",
    "image": "cases/6763af191f06b62faf361a08/
routeMap_1738314141513_Image.png"
  }
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"valuation": {
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"outward": {
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  "status": false
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  "label": "Window",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "isHideFloor": false,
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"externalPainting": {
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  "status": false
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"percentage": "0.00",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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"externalDevelopmentFinalFinishing": {
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  "status": true
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"guidelineDetails": {
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mg_1738149790055_1738149781040_image_3.jpeg",
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    "orientation": "portrait"
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"compositionImages": [
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    "name": "Living Room",
    "path": "cases/6763af191f06b62faf361a08/externallmg_1738228309069_externallmg_1738149791352_1738149781040_image_7.jpeg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/6763af191f06b62faf361a08/externallmg_1738228309084_externallmg_1738149869951_1738149861093_image_1.jpeg",
    "orientation": "portrait"
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  {
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    "name": "Living Room",
    "path": "cases/6763af191f06b62faf361a08/externallmg_1738228309127_externallmg_1738149873383_1738149861093_image_6.jpeg",
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    "name": "Living Room",
    "path": "cases/6763af191f06b62faf361a08/externallmg_1738228309157_externallmg_1738149875219_1738149861093_image_9.jpeg",
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    "name": "Living Room",
    "path": "cases/6763af191f06b62faf361a08/externallmg_1738228323289_externallmg_1738149875906_1738149861093_image_10.jpeg",
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    "name": "Living Room",
    "path": "cases/6763af191f06b62faf361a08/externallmg_1738228323310_externallmg_1738149876598_1738149861093_image_11.jpeg",
    "orientation": "portrait"
  }
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      "name": "Living Room",
      "path": "cases/6763af191f06b62faf361a08/externallmg_1738228323340_externallmg_1738149878659_1738149861093_image_14.jpeg",
      "orientation": "portrait"
    },
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      "_id": "679b42647dd57116683d688e",
      "name": "Living Room",
      "path": "cases/6763af191f06b62faf361a08/externallmg_1738228323343_externallmg_1738149879098_1738149861093_image_15.jpeg",
      "orientation": "portrait"
    },
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      "name": "Living Room",
      "path": "cases/6763af191f06b62faf361a08/externallmg_1738228323355_externallmg_1738149879720_1738149861093_image_16.jpeg",
      "orientation": "portrait"
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      "name": "Living Room",
      "path": "cases/6763af191f06b62faf361a08/externallmg_1738228309102_externallmg_1738149870694_1738149861093_image_3.jpeg",
      "orientation": "portrait"
    }
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"indicatorRange": {
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"max": "60589.00"
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"builtUpRateRange": {
  "min": "51394.00",
  "max": "55081.00"
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"saleableRateRange": {
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  "max": "45901.00"
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"detailsOfValuation": {
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    "status": true,
    "isEditable": false
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "isEditable": true
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  "superfineFinish": {
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"quantity": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"totalValues": {
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"taskStatus": {
  "SITE_INSPECTION": true,
  "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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1461.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6763af191f06b62faf361a08",
"ownerName": "Shreyans A. Shah",
"ownerPhoneNo": "84337 5833",
"appAddress": "flat no - B 3601, Trump Tower, Worli ",
"remark": ""
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    "inputs": {
      "documentDate": "18/11/2014",
      "from": {
        "value": "Company",
        "label": "Company"
      },
      "Company": "Jawala Real Estate Private Limited",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Shreyans A. Shah & Nirupa A. Shah",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "4121/2014"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "190100",
    "path": "cases/6763af191f06b62faf361a08/document_1734599754647_agreement_of_SHREYANS_SHAH_TRUMP_TOWER_1.pdf",
    "fileName": "document_1734599754647_agreement_of_SHREYANS_SHAH_TRUMP_TOWER_1.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fb",
      "label": "Title Investigation Report"
    },
    "inputs": {
      "documentDate": "17/08/2023",
      "remark": "Ref. No. PC/IndusInd Bank Ltd. Prabhadevi (W) Br./LSR-135/23 issued by Padiyar & Co."
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "833104",
    "path": "cases/6763af191f06b62faf361a08/document_1734599771111_TRUMP_TO
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WER_3601_SHREYANS_SHAH_DT170823.pdf",
  "fileName": "document_1734599771111_TRUMP_TOWER_3601_SHREYANS_SHA
H_DT170823.pdf"
},
{
  "documentType": {
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    "label": "Part Occupancy Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " EB/1342/GS/A/OCC/5/NEW"
  },
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  "id": "287813",
  "path": "cases/6763af191f06b62faf361a08/document_1738242018323_OC.pdf",
  "fileName": "document_1738242018323_OC.pdf"
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
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  "isHardCopy": false,
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"id": "277220",
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{
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    "value": "60ae125eaa6d152c1801b353",
    "label": "Maintenance Bill"
  },
  "inputs": {
    "documentDate": "04/01/2025",
    "remark": " in the name of Shreyans A. Shah / Nirupa A. Shah issued by Trump Tower Mumbai Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": " BCAM/24-25/1736"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "537312",
  "path": "cases/6763af191f06b62faf361a08/document_1738244071316_Maintenance_Bill.pdf",
  "fileName": "document_1738244071316_Maintenance_Bill.pdf"
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  "documentType": {
    "value": "60ae1249aa6d152c1801b2f3",
    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "26/12/2024",
    "number": {
      "value": "CA_No",
      "label": "CA No"
    },
    "CA_No": " 9000 0100 9922"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1738244124374_Electricity_Bill.pdf",
  "path": "cases/6763af191f06b62faf361a08/document_1738244124374_Electricity_Bill.pdf",
  "id": "892218",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
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    "createdAt": "Thu Jan 30 2025 13:35:24 GMT+0000 (Coordinated Universal Time)"
  }
],
"caseNumber": "013174",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "219735",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Dec 19 2024 05:28:57 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shreyans A. Shah",
    "phone": "84337 5833",
    "ownershipShare": "",
    "email": "",
    "id": "359378"
  },
  {
    "name": "Nirupa A. Shah",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": "",
    "id": "692736"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "13",
    "name": "Passage",
    "length": "",
    "length1": "3",
    "length2": "9",
    "width": "",
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"width2": "11",
"totalArea": "22.19",
"images": [],
"finalArea": "22.19",
"extraAreas": []
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    "label": "Square Feet"
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  "length": "",
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  "length2": "7",
  "width": "",
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  "width2": "8",
  "totalArea": "20.47",
  "images": [],
  "finalArea": "20.47",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Living Room",
  "length": "",
  "length1": "21",
  "length2": "11",
  "width": "",
  "width1": "14",
  "width2": "5",
  "totalArea": "315.96",
  "images": [],
  "finalArea": "315.96",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
  }
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},
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  "name": "Passage",
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  "width": "",
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  "width2": "4",
  "totalArea": "53.89",
  "images": [],
  "finalArea": "53.89",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "13",
  "name": "Kitchen",
  "length": "",
  "length1": "14",
  "length2": "10",
  "width": "",
  "width1": "9",
  "width2": "8",
  "totalArea": "143.39",
  "images": [],
  "finalArea": "143.39",
  "extraAreas": []
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  "width": "",
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  "id": "531487"
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  {

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4503 -State Bank of India ( Diamond Branch (BKC).xlsx",
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Co-op. Hsg. Soc. Ltd., Opp. Hard Rock Cafe, Senapati Bapat Marg / Pandurang Budkar
Marg, Village - Lower Parel Division, Municipality Ward No. G/S, District - Mumbai Main,
Lower Parel, Mumbai, PIN - 400 013, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "62723addafd7d55eddeddfe4",
"contactPersonName": "Mr. Vikas Amberkar",
"email": "",
"isExternal": "false",
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"siteVisitContactNo": "9619495973",
"siteVisitDate": "2025-01-28",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 1180.66 \nTemple Area in Sq. Ft. = 39.38\nWardrobe Area in Sq. Ft. = 113.44\n<br />\n",
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}
}
}

Name	Length	Width	Total
Composition :			
Passage	3'9"	5'11"	22.19
Store Room	5'7"	3'8"	20.47
Living Room	21'11"	14'5"	315.96
Passage	16'2"	3'4"	53.89
Kitchen	14'10"	9'8"	143.39
Bedroom	12'10"	10'10"	139.03
Toilet	7'8"	4'0"	30.67
Bedroom	15'1"	10'5"	157.12
Bedroom	15'2"	13'1"	198.43
Toilet	4'2"	7'2"	29.86
Toilet	4'1"	7'6"	30.62
Toilet	6'5"	6'1"	39.03
Other Composition :			
Temple	8'11"	4'5"	39.38
Wardrobes	11'3"	10'1"	113.44