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  "typeOfReport": {
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    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false,
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    "expectedFees": 0,
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    "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"
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  "value": "Residential"
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  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Saiprasad",
    "email": "saiprasadpatil1010@gmail.com",
    "lastName": "Patil",
    "mobileNo": "8830049996",
    "designation": "Valuation Engineer",
    "shortName": "SSP",
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
    "shortName": "BS",
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  "role": "ACCOUNTANT",
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  "mobileNo": "9773395869",
  "designation": "",
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  "mobileNo": "9930252906",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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    "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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    "label": false
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  "label": false
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  "value": "B",
  "label": true
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "value": "Malad (East)",
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    "label": "R. C. C. Slab"
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"windows": {
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"label": "Alluminum sliding windows with M. S. Grills"
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"fittings": {
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"populationGroupList": {
"value": "Urban",
"label": "Urban"
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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"east": "Corner Stone Building"
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  "west": "Information not available",
  "south": "Information not available",
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    "south": "Flat No. 104",
    "west": "Entry of Flat No. 103"
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  "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"
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  "taxies": {
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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AP Dated 03.05.2008 issued by Municipal\nCorporation of Greater Mumbai.\n",
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"extraDetailOfBuilding": "",
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  "depreciatedBuildingRate": "2128"
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"igrRate": {
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  "rate": "151640",
  "landRate": "77580",
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  "squareMeterGuideLineRate": "151640.00",
  "squareFeetGuideLineRate": "14088.00"
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"igrFinalRate": {
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  "depreciationPercentage": "84",
  "rate": "12987.00",
  "squareFeetGuideLineRate": "12987.00",
  "squareMeterGuideLineRate": "139790.00"
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    "label": "Medium"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "9000 0022 1806",
  "meterCardHolderName": "Mr. Brijesh Parnami",
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"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "Information not available",
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonry"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Stilt Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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"value": "Residential",
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"materialUsedList": {
"value": "Good",
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"buildingSpecification": {
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Good",
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"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenancelssues": {
  "value": "1",
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "44",
"ageOfBuilding": "16",
"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "16",
"flatFloorNo": "1",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1274.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1735300860634_Image.png",
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"routeLat": "19.175861",
"routeLng": "72.863778",
"stationName": "Dindoshi",
"routeDistance": "950 Mtr.",
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  "label": "Metro Station"
}
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finalLatLng": false
},
"locationMapImg": [
  {
    "id": "j90zg4",
    "name": "j90zg4",
    "image": "cases/676e5c5dd821b22df7fc79dd/
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  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "1",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "32208336.00"
},
"outward": {
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  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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"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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"label": "Full Building Rcc",
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      "orientation": "landscape"
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      "orientation": "landscape"
    }
  ]
}
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      "orientation": "landscape"
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externallmg_1735287296681_1735287248729_image_12.jpeg",
    "orientation": "portrait"
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"compositionImages": []
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  },
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"max": "26990.00"
},
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  "ratePerUnit": "0.00",
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"finalValuationArea": "1062.00",
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"paymentStatus": "NA",
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"ownerName": "Mr. Brijesh Parnami",
"ownerPhoneNo": "9619002345",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9619002345",
"contactPersonName": "Mr. Brijesh Parnami",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Mr. Brijesh Parnami",
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"phone": "9619002345",
"ownershipShare": "",
"email": "",
"id": "422001"
}
],
"caseReferredBy": "5ffe92d27737ca4d986b6453",
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"fullAddress": "Residential Flat No. 103, 1st Floor, Wing - B, Shagun Tower Co-Op.
Hsg. Soc. Ltd., Near Dindoshi Bus Depot, Gen A. K. Vaidya Marg, Village - Dindoshi,
Malad (East), Taluka - Borivali , District - Mumbai & Mumbai Suburban, Mumbai, 400
097, State - Maharashtra, India",
"remark": "",
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},
"inputs": {
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"nameOfApprovingAuthority": {
"value": "Municipal_Corporation_of_Greater_Mumbai",
"label": "Municipal Corporation of Greater Mumbai"
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"number": {
"value": "Document_No",
"label": "Document No"
},
"Document_No": "CHE/6400/BPBS/AP"
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"inputs": {
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"from": {
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  "label": "Purchaser"
},
"Purchaser": "Mr. Brijesh Parnami",
"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "04454/2007"
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{
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    "label": "Electricity Bill"
  },
  "inputs": {
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    "number": {
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      "label": "Document No"
    },
    "Document_No": "9000 0022 1806"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "uploadedBy": "663da98cfcea71232186f142",
  "createdAt": "Fri Dec 27 2024 10:48:54 GMT+0000 (Coordinated Universal Time)"
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    "label": "Commencement Certificate"
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CHE/6400/BP/(WS)/AP/AR"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/676e5c5dd821b22df7fc79dd/
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  "fileName": "document_1735296922018_Commencement_Certificate.pdf"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CHE/6400/BP (WS)/AP"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1735298002666_Occupancy_Certificate.pdf",
  "path": "cases/676e5c5dd821b22df7fc79dd/
document_1735298002666_Occupancy_Certificate.pdf",
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    "label": "Society Share Certificate"
  },
  "inputs": {
    "documentDate": "14/06/2009",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Mr. Brijesh Parnami",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "43"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "266068",
  "path": "cases/676e5c5dd821b22df7fc79dd/document_1735299876004_85363.pdf",
  "fileName": "document_1735299876004_85363.pdf"
},
{
  "documentType": {
    "value": "60ae1249aa6d152c1801b2f1",
    "label": "Society Maintenance Bill"
  },
  "inputs": {
    "documentDate": "01/07/2024",
    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
      "label": "SOCIETY"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "1893"
  },
  "isHardCopy": false,
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    "fileName": "document_1735301637740_1017352.pdf"
  }
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"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
"assignmentType": {
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  "label": "Retail"
},
"rerald": "",
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "013354",
"createdBy": "6006d4ce5080a310ac1fdcf2",
"caseHistory": [
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    "id": "580465",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Fri Dec 27 2024 07:50:53 GMT+0000 (Coordinated Universal Time)"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "11",
    "name": "Living Room",
    "length": "17.58",
    "length1": "17",
    "length2": "7",
    "width": "18.75",
    "width1": "18",
    "width2": "9",
    "totalArea": "329.69",
    "images": [],
    "finalArea": "329.69",
    "extraAreas": []
  }
]
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},
{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Dining",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "9.17",
  "width1": "9",
  "width2": "2",
  "totalArea": "95.49",
  "images": [],
  "extraAreas": [],
  "finalArea": "95.49"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "11.50",
  "width1": "11",
  "width2": "6",
  "totalArea": "85.29",
  "images": [],
  "extraAreas": [],
  "finalArea": "85.29"
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    "label": "Square Feet"
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  "id": "3",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
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"length2": "00",
"width": "13.67",
"width1": "13",
"width2": "8",
"totalArea": "136.67",
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"extraAreas": [],
"finalArea": "136.67"
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  },
  "id": "4",
  "name": "Bedroom",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "15.75",
  "width1": "15",
  "width2": "9",
  "totalArea": "164.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "164.06"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "13.25",
  "length1": "13",
  "length2": "3",
  "width": "10.75",
  "width1": "10",
  "width2": "9",
  "totalArea": "142.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "142.44"
},
{
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  "label": "Square Feet"
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"name": "Toilet",
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"width": "7.17",
"width1": "7",
"width2": "2",
"totalArea": "31.65",
"images": [],
"extraAreas": [],
"finalArea": "31.65"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
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  "width2": "3",
  "totalArea": "31.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "31.17"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "4.92",
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"extraAreas": [],
"finalArea": "36.46"
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  "name": "Passage",
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```

Name	Length	Width	Total
Composition :			

Living Room	17'7"	18'9"	329.69
Dining	10'5"	9'2"	95.49
Kitchen	7'5"	11'6"	85.29
Bedroom	10'00"	13'8"	136.67
Bedroom	10'5"	15'9"	164.06
Bedroom	13'3"	10'9"	142.44
Toilet	4'5"	7'2"	31.65
Toilet	7'4"	4'3"	31.17
Toilet	7'5"	4'11"	36.46
Passage	4'5"	6'11"	30.55
Passage	2'10"	2'8"	7.56
Other Composition :			
Flowered Area	1'6"	9'4"	14.00
Flower Bed Area	1'6"	7'7"	11.37
Utility Area	4'8"	6'6"	30.33
Utility Area	4'8"	6'6"	30.33
Flower Bed Area	2'5"	8'4"	20.14
Flower Bed Area	1'5"	9'11"	14.05
Utility Area	3'5"	7'5"	25.34