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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Rajnessh ",
    "type": "CREDITOFFICER",
    "_id": "64645e68ee6a9735bf790e71",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9167940785",
    "email": "bmmsro0618@centralbank.co.in"
  },
  "fees": {
    "type": "fixed",
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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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  "type": "BANK",
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  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
  "mobileNo": "0222891551\t02228821375",
  "alternateMobileNo": "",
  "email": "bmmsro0618@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Mumbai-400064\n"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
"profilePhoto": "users/659ccce98f39506e83489828/
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"siteEngineer": {
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"_id": "62691c48afd7d55eddecfda3",
"role": "FRONTDESK",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
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          "label": "Registered Valuer"
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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  ]
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"fatherName": "Baburao"
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      "remark": "BHAVIK SHAH / VIKAS PANDEY (DSA)\n9820398488 / 8356869776"
    },
    {
      "status": "COMPLETED",
      "dateTime": "2025-01-02",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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"compositionFlatType": {
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    "label": true
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  "key": "tahasilNo",
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  "label": false
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  "label": true
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  "key": "municipalityWardNo",
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Main Street Road",
    "east": "Internal Road & Galleria Shopping Mall"
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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      "east": "Flat No. 1002",
      "south": "Lobby",
      "west": "Lift"
    },
    "asPerDocument": {
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      "south": "Details not available ",
      "west": "Details not available "
    }
  },
}
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per site inspection, Flat Nos. B-1001/A & B-1001/B are internally amalgamated to form a single flat having single entrance door.",
"dateOfIssusApprovePlan": "Copy of Occupancy Certificate No.CE / 185 / BPES / AS Dated 12.10.1995 issued by Municipal Corporation of Greater Mumbai.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "i) As per site inspection, Flat Nos. B-1001/A & B-1001/B are internally amalgamated to form a single Flat having Single entrance door.<br />\nii)For the purpose of valuation, we have considered Area as per Draft Agreement.<br />\niii)At the time of site visit, external renovation work of building was in progress.<br />",
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  "depreciatedCostOfConstruction": "35875",
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  "rate": "287840",
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"igrImage": "cases/6776500440248ae0addca022/igr_1737353173021_Image.png",
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"squareFeetGuideLineRate": "28078.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "70",
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  "squareFeetGuideLineRate": "22519.00",
  "squareMeterGuideLineRate": "242387.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Client Occupied"
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  "monthlyRent": "1,25,000/- Present rental income per month",
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  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"label": "R. C. C. Slab"
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"waterTank": {
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  "label": "Municipal Water Supply"
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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Stilt Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "1995",
  "fullDate": "1/1/1995"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
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  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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},
"groundStilt": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "30",
"ageOfBuilding": "30",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "18",
"flatFloorNo": "10",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "1390.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Draft Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1737367402133_Image.png",
    "routeLat": "19.119602",
    "routeLng": "72.910652",
    "stationName": "Kanjur Marg",
    "routeDistance": "3.9 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": "e3n1h",
    "image": "cases/6776500440248ae0addca022/
routeMap_1737366131950_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "PRINT": false,
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  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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Zainab Bai Hakimuddin Alias Zainabai Hakimuddin",
"ownerPhoneNo": "9820398488",
"appAddress": "FLAT NO B-1001/A & FLAT NO B-1001/B 10TH FLOOR B WING
FLORENTINE CHS LTD MAIN STREET HIRANADANI GARDEN
ADISHANKRACHARYA MARG POWAI MUMBAI 400076",
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    "inputs": {
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      "remark": " (For Flat No. B-1001/A)",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Hiranandani Associates ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Hakimuddin K. Hussain & Mrs. Zainabai Hakimuddin "
    },
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      "from": {
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      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
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    },
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Agreement__Scanned_copy_11zon.pdf"
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Zainab Bai Hakimuddin Alias Zainabai Hakimuddin",
    "to": {
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      "label": "Transferee"
    },
    "Transferee": "Mr. Vikas Pandey & Mrs. Sudipta Roy"
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    "from": {
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      "label": "Transferor"
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  }
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    },
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Hakimuddin Kurban Husein Alias Hakimuddin K. Hussain",
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      "label": "Transferee"
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    },
    "Transferee": "Mr. Vikas Pandey & Mrs. Sudipta Roy"
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  "inputs": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
  },
  "number": {
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    "label": "No"
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  },
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  "displayStatus": false,
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    "label": "No"
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    "to": {
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      "label": "Seller"
    },
    "Seller": "Mrs. Zainabai Hakimuddin & Mr. Hakimuddin K. Hussain ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "170 dated 14.08.2000 issued by Florentine Co-Op. Hsg. Soc. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "id": "201539",
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  }
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"owners": [
  {
    "name": "Mr. Hakimuddin Kurban Husein Alias Hakimuddin K. Hussain & Mrs.
Zainab Bai Hakimuddin Alias Zainabai Hakimuddin",
    "phone": "9820398488",
    "ownershipShare": "",
    "email": "",
    "id": "854350"
  }
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"proposePurchasers": [
  {
    "name": "Mr. Vikas Pandey & Mrs. Sudipta Roy",
    "phone": "",
    "email": "",
    "ownershipShare": ""
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"composition": [
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      "label": "Square Feet"
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    "name": "Living Room",
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    "length2": "4",
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"images": [],
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"fullAddress": "Residential Flat No. B-1001/A & B-1001/B, 10th Floor, Wing - B,
Florentine Co-Op. Hsg. Soc. Ltd., Main Street, Hiranandani Gardens, Adi
Shankaracharya Marg, Village - Powai, Powai, Taluka - Kurla, District - Mumbai
Suburban, PIN - 400076, State - Maharashtra, Country - India",
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"contactPersonName": "Mr. Bhavik Shah",
"email": "",
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"ownershipShare": "",
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"buildingServicesRate": "2500",
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"finalCarpetConvertToBuiltUpPer": "0",
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"flatRate": "37000",
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"shopDetails": {
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"builtupPercentage": "10",
"carpetTotal": "1142.61",
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11.00\n\n",
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"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Passage + Dining + 4
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Name	Length	Width	Total
Composition :			
Living Room	22'4"	9'7"	214.03
Bedroom	9'4"	13'7"	126.78
Kitchen	8'2"	9'11"	80.99
Passage	7'11"	3'2"	25.07
Dining	14'00"	9'5"	131.83
Bedroom	7'00"	6'4"	44.33
Toilet	5'4"	4'4"	23.11
Toilet	4'2"	3'11"	16.32
Toilet	12'3"	5'7"	68.40
Toilet	5'5"	5'8"	30.69
Bedroom	142'2"	1'00"	142.17
Other Composition :			
Duct	5'5"	2'2"	11.74