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{
  "typeOfReport": {
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    "value": "Non_SARFAESI"
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    },
    "firstName": "Madhur ",
    "type": "CREDITOFFICER",
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    "email": "Mazgaon.MumbaiSouth@bankofindia.co.in",
    "lastName": "Kataria",
    "mobileNo": "",
    "workMobileNo": "7986499851"
  },
  "fees": {
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    "expectedFees": null,
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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"
},
"client": {
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  "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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  "email": "Mazgaon.MumbaiSouth@bankofindia.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Plot No 226, 8, Sardar BalwantSingh D Odhi Marg, Near Vikrikar Bhavan,
Tulsiwadi, Mazgaon mumbai 400010"
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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"
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"zone": {
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  "zoneName": "Mumbai South Zone"
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"role": "PICKUPPERSON",
"firstName": "NIDHI",
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"shortName": "NIDHI",
"workWithDocumentMaker": ""
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"siteEngineer": {
"type": "EMPLOYEE",
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"role": "SITEENGINEER",
"firstName": "Vicky ",
"email": "vicky@vastukala.org",
"lastName": "Baor",
"mobileNo": "9004386288",
"designation": "",
"shortName": "VB",
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"lastName": "Kuperkar",
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"designation": "",
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    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
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        "title": {
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          "label": "Wealth Tax"
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      "remark": ""
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  "village": {
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    "key": "village",
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    "label": true
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  "label": false
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  "key": "tahasilNo",
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  "label": true
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  "key": "taluka",
  "value": "Panvel",
  "label": true
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  "key": "plotNo",
  "value": "173 & 174",
  "label": true
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  "label": false
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  "label": false
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  "value": "",
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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    "label": "R.C.C. slab"
  }
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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": {
  "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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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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"south": "Gami Road",
"east": "Plot No. 172"
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  "west": "8 Mtrs. Wide Road",
  "south": "15 Mtrs. Wide Road",
  "east": "Plot No. 172"
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    "south": "Marginal Space",
    "west": "Marginal Space"
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  "asPerDocument": {
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    "east": "Lift / Flat No. 402",
    "south": "Marginal Space",
    "west": "Marginal Space"
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  "taxies": {
    "title": "Taxies"
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    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "+ Balcony Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed that\nthe construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationPercentage": "21",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "10617",
  "depreciatedBuildingRate": "1817"
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  "rate": "62000",
  "landRate": "19000",
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  "squareMeterGuideLineRate": "62000.00",
  "squareFeetGuideLineRate": "5760.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "86",
  "rate": "5201.00",
  "squareFeetGuideLineRate": "5201.00",
  "squareMeterGuideLineRate": "55980.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Occupied by relative of owner"
  }
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"monthlyRent": "N.A",
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"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per CIDCO norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
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  "dateOfConstruction": {
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"date": "1",
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
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"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"value": "Normal",
"label": "Normal"
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"maintenanceOfTheBuilding": {
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"value": "0",
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
},
"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": "46",
"ageOfBuilding": "14",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "568.80",
"areaType": "Built Up",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1736338976357_Image.png",
    "routeLat": "19.079301",
    "routeLng": "73.090526",
    "stationName": "Taloja Panchnand",
    "routeDistance": "350m",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
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    "name": "xfw1pv",
    "image": "cases/677cb7436fce3f635584da94/
routeMap_1736338788721_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5032458.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "5032458.00"
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"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": {
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  "status": false
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  "status": true
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      "path": "cases/677cb7436fce3f635584da94/externallmg_1736338336418_externallmg_1736317215808_IMG_20250108_22518.jpg",
      "orientation": "portrait"
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      "path": "cases/677cb7436fce3f635584da94/externallmg_1736338336477_externallmg_1736317215850_IMG_20250108_23690.jpg",
      "orientation": "landscape"
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}
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    "orientation": "portrait"
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    "path": "cases/677cb7436fce3f635584da94/externallmg_1736338394334_externallmg_1736317234914_IMG_20250108_110904.jpg",
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
    "_id": "677e6bdb0ecc86e2833175d6",
    "name": "Living Room",
    "path": "cases/677cb7436fce3f635584da94/externallmg_1736338394398_externallmg_1736317235342_IMG_20250108_111023.jpg",
    "orientation": "landscape"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/677cb7436fce3f635584da94/externallmg_1736338394539_externallmg_1736317236202_IMG_20250108_27963.jpg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/677cb7436fce3f635584da94/externallmg_1736338394526_externallmg_1736317236158_IMG_20250108_25559.jpg",
    "orientation": "portrait"
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"indicatorRange": {
  "carpetRateRange": {
    "min": "10000.00",
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  "saleableRateRange": {
    "min": "0.00",
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  "isEditable": false
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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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"status": true,
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"paymentStatus": "NA",
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"ownerName": "Shri. Ramesh Narayan Sawant",
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"ownerPhoneNo": "9920992402",
"appAddress": "Flat No 403 4th Floor Moonlite Sector No 2 Taloja Pachanand taluka
Panvel District Raigad ",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "16/01/2013",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. N. B. Associates",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Shri. Ramesh Narayan Sawant",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": " 602/2013"
    },
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_Laxman_Chalke.pdf",
    "fileName": "document_1736226181774_1736225685548_Ramesh_Narayan_Sawa
nt_Proposed_Buyer_Rachna_Ganesh_Chalke__Ganesh_Laxman_Chalke.pdf"
  },
  {
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      "label": "Commencement Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",

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    "label": "City and Industrial Development Corp Of Maharashtra Ltd."
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " CIDCO/SP/BP/1506"
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"fileName": "document_1736341927829_CC.pdf"
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    "label": "Occupancy Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CIDCO/ATPO(BP)/2011/1444"
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    "label": "Proposed Purchaser PAN Card"
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  "inputs": {
    "remark": " in the name of Rachna Ganesh Chalke",
    "number": {
      "value": "No",

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    "label": "No"
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  "No": " AIBPC2087N"
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"isHardCopy": false,
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"fileName": "document_1736507212454_108183.pdf"
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    "label": "Proposed Purchaser PAN Card"
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  "inputs": {
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    "number": {
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      "label": "No"
    }
  },
  "No": " AIIPC1800A"
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"fileName": "document_1736507285294_35148.pdf"
}
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"caseNumber": "013516",
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"caseHistory": [
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    "id": "299787",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jan 07 2025 05:10:27 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Ramesh Narayan Sawant",
    "phone": "9920992402",
    "ownershipShare": ""
  }
]
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"email": "",
"id": "382969"
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],
"proposePurchasers": [
{
"name": "Ganesh Laxman Chalke",
"phone": "",
"email": "",
"ownershipShare": ""
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{
"name": "Rachna Ganesh Chalke",
"phone": "",
"email": "",
"ownershipShare": ""
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],
"siteInspection": [],
"composition": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "454176",
"name": "Living Room",
"length": "12.67",
"length1": "12",
"length2": "8",
"width": "11.00",
"width1": "11",
"width2": "00",
"totalArea": "139.33",
"images": [],
"extraAreas": [],
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"label": "Square Feet"
},
"id": "1",
"name": "Kitchen",
"length": "8.83",
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"length1": "8",
"length2": "10",
"width": "7.08",
"width1": "7",
"width2": "1",
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"images": [],
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{
  "measurementType": {
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  "id": "2",
  "name": "Passage",
  "length": "3.67",
  "length1": "3",
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  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "10.39",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.39"
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{
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    "label": "Square Feet"
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  "id": "3",
  "name": "Bedroom",
  "length": "8.92",
  "length1": "8",
  "length2": "11",
  "width": "9.08",
  "width1": "9",
  "width2": "1",
  "totalArea": "80.99",
  "images": [],
  "extraAreas": [],
  "finalArea": "80.99"
},
}
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{
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "length1": "12",
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  "width": "8.17",
  "width1": "8",
  "width2": "2",
  "totalArea": "104.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "104.81"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Toilet",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "3.67",
  "width1": "3",
  "width2": "8",
  "totalArea": "25.36",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.36"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
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"otherComposition": [
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"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Balcony Area",
"value": "Balcony_Area"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "0",
"length": "",
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"length2": "9",
"width": "",
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"width2": "2",
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"images": [],
"extraAreas": [],
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"percentageBeforeTotal": "88.96",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
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"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "474",
  "squareMeterArea": "44.04",
  "docFinalBuiltUp": "568.8",
  "docFinalBuiltUpSquareMeter": "52.848",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "350.00",
      "squareMeterArea": "32.52",
      "expectedRate": "10000.00",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "420.00",
      "squareMeterArea": "39.02",
      "expectedRate": "8333.33",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
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  "property": "Moon Light Apartment, Taloje",
  "area": "350",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "2",
  "source": "magic_bricks",
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"expectedPrice": "3500000",
"expectedRate": "10000.00",
"builtUpExpectedRate": "8333.33",
"image": "cases/677cb7436f3f635584da94/
indicator_1736504381248_Image.png",
"squareMeter": "32.52",
"id": "808222"
},
{
  "carpetArea": {
    "area": "418.00",
    "squareMeterArea": "38.83",
    "expectedRate": "10047.85",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "46.60",
    "expectedRate": "8373.21",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "5",
  "source": "https://www.99acres.com/",
  "expectedPrice": "4200000",
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      "lastName": "Kuperkar",
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No. 173 & 174, Sector 2, Phase - I, Village - Taloja - Panchnand, Taluka - Panvel,
District - Raigad, Taloja, Navi Mumbai, PIN - 410 208, State - Maharashtra, India",
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"finalCarpetArea": "537.77",
"finalSalableArea": "645.32",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 434.00\nOpen Terrace Area in Sq.
Ft. = 40.00",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 448.81 \nBalcony Area in Sq. Ft.
= 88.96\n<br />\n",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalSaleablePercentage": "0",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 474.00",
"buildingServicesRate": "2300",
"flatRate": "11100",
"landOtherRate": "8800",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"reportGeneratedDate": "Fri Jan 10 2025 10:57:56 GMT+0000 (Coordinated Universal
Time)",
"siteVisitDate": "2025-01-08",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
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```

    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
}
}

```

Name	Length	Width	Total
Composition :			
Living Room	12'8"	11'00"	139.33
Kitchen	8'10"	7'1"	62.57
Passage	3'8"	2'10"	10.39
Bedroom	8'11"	9'1"	80.99
Bedroom	12'10"	8'2"	104.81
Toilet	6'11"	3'8"	25.36
Toilet	6'11"	3'8"	25.36
Other Composition :			
Balcony Area	8'9"	10'2"	88.96