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{
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  "purposeOfValuation": {
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Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
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  },
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  "toAssess": {
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  "creditOfficer": {
    "branch": {
      "_id": "6401aa2a0e28255fb44e5222"
    },
    "firstName": "Minakshi\t",
    "type": "CREDITOFFICER",
    "_id": "6524deba703d7c40db979df7",
    "lastName": "Ajila\t",
    "mobileNo": "",
    "workMobileNo": "9930375648",
    "email": "1bmmsro0630@centrabank.co.in"
  },
  "fees": {
    "type": "fixed",
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"discussWithPerson": "Minakshi\t",
"expectedFees": 2565,
"quotedAmount": ""
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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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  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "",
  "mobileNo": "02228546591",
  "alternateMobileNo": "",
  "email": "bmmsro0630@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Ground Floor, G-Bungalow, Crystal Lane, Thakur Complex, Kandivali
east, Mumbai - 400 101 "
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "pickupPerson": {
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    "firstName": "Sunil",
    "email": "misalsunil87@gmail.com",
    "lastName": "Misal",
    "mobileNo": "8422982721",
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  },
  "siteEngineer": {
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    "email": "valtechnical2022@gmail.com",
    "lastName": "Sonawane",
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    "designation": "",
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    "role": "FRONTDESK",
    "firstName": "Rashmi",
    "email": "rashmijadhav14feb@gmail.com",
    "lastName": "Jadhav",
    "mobileNo": "7738144625",
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"role": "MAKER",
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{
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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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"number": "[N]C.C.I.T/I -14/52/2008-09"
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  "value": "",
  "label": false
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  "label": true
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  "value": "",
  "label": true
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"label": "External site visit only"
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"finishing": {
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"general": {
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "east": "'B' Wing Casa Clara"
  },
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    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
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  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
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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": "As per Agreement Sale Plan, the composition of Residential Flat is Living + Kitchen + 2 Bedrooms + 2 Toilets (i.e 2 BHK).",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "225",
  "depreciatedCostOfConstruction": "10575.00",
  "depreciatedBuildingRate": "2275"
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"igrRate": {
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  "rate": "38400",
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  "squareMeterGuideLineRate": "42240.00",
  "squareFeetGuideLineRate": "3924.00"
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"igrFinalRate": {
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  "depreciationPercentage": "94",
  "rate": "3696.00",
  "squareFeetGuideLineRate": "3696.00",
  "squareMeterGuideLineRate": "39779.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
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  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
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"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "Ad per local norms",
"tenantName": "",
"maintenanceOfFlat": "External site visit only"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "One Multilvel Car Parking Space",
  "constructionWorkStatus": {
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    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2019",
    "fullDate": "1/1/2019"
  },
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"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
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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"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
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"maintenanceOfTheBuilding": {
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"label": "Good"
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"systemOfAirConditioning": {
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  "label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "17",
"flatFloorNo": "14",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "616.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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"routeMapImg": "cases/677fb836fd83f582c752ef41/
routeMap_1737524820875_Image.png",
"routeLat": "19.158755",
"routeLng": "73.114682",
"stationName": "Nilaje",
"routeDistance": "8.1 km.",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
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    "name": "zpv3d7",
    "image": "cases/677fb836fd83f582c752ef41/
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  }
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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"electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5922000.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "5922000.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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"fullBuildingRcc": {
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  "floorsCompleted": "",
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},
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"percentage": "0.00",
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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"compositionImages": []
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    "max": "12254.00"
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  "builtUpRateRange": {
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  "saleableRateRange": {
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    "quantity": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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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,
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"COMPLETED": false
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 1403 14tv floor Wing Casa Clare Down Town Kalyan Shil
Road Lodha Palava Dombivli East Mumbai 421204",
"remark": "NP Valuation Hey Online Check Approved Plan & O.c copy ",
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    },
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      "from": {
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      },
      "Company": "Lodha Estate Private Limited, a Company and Palava Dwellers
Private limited, a Company",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      }
    }
  }
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    "label": "RERA Certificate"
  },
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      "label": "No"
    },
    "No": " P51700000448"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "161825",
  "path": "cases/677fb836fd83f582c752ef41/document_1737525600939_Rera_Certificate.pdf",
  "fileName": "document_1737525600939_Rera_Certificate.pdf"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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      "label": "Assistant Director Town Planning, Thane"
    }
  },
}
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    "number": {
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      "label": "No"
    },
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471"
  },
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  "displayStatus": false,
  "id": "749558",
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ement_Certificates___NA_Order_for_plotted_development.pdf",
  "fileName": "document_1737525759363_5_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
},
{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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      "label": "Assistant Director Town Planning, Thane"
    },
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " Bhoda/A.N.V.P./Village Antharli, Khoni and Others/Organization/2019"
},
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/677fb836fd83f582c752ef41/document_1737526229419_OC.pdf",
  "fileName": "document_1737526229419_OC.pdf"
}
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"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "id": "264150",
    "title": "Create Lead",
    "description": "Create Lead",
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"datetime": "Thu Jan 09 2025 11:51:18 GMT+0000 (Coordinated Universal Time)"
}
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"owners": [
{
"name": "Merryll Kumar D'souza",
"phone": "0000000000",
"ownershipShare": "",
"email": "",
"id": "993368"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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"label": "Agreement for sale"
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"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "765731",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "560",
"squareMeterArea": "52.03",
"docFinalBuiltUp": "616",
"docFinalBuiltUpSquareMeter": "57.233000000000004",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
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"carpetArea": {
"area": "527.00",
"squareMeterArea": "48.96",
"expectedRate": "11385.20",
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"percentage": ""
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"builtUpArea": {
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  "squareMeterArea": "58.75",
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  "percentage": "20"
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"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": ""
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"area": "527",
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"expectedPrice": "6000000",
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"id": "642564"
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{
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    "squareMeterArea": "36.98",
    "expectedRate": "12253.77",
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  "builtUpArea": {
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    "squareMeterArea": "44.37",
    "expectedRate": "10211.47",
    "percentage": "20"
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  "saleableArea": {
    "area": "0.00",
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"id": "490227"
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{
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"percentage": ""
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"builtUpArea": {
"area": "672.00",
"squareMeterArea": "62.43",
"expectedRate": "7892.11",
"percentage": "20"
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"saleableArea": {
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"squareMeterArea": "0.00",
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"rateType": "sale_Instance",
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"id": "790897"
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    "squareMeterArea": "81.85",
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  "builtUpArea": {
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    "squareMeterArea": "98.22",
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    "percentage": "20"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
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  "builtUpExpectedRate": "7522.23",
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externallmg_r_1737105881142_1737105876829_image_3.jpg",
    "orientation": "portrait"
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    "orientation": "landscape"
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Cluster No. 2.05, Kalyan Shil Road, Taloja Bypass Road, Village - Khoni, Taluka -
Kalyan, District - Thane, Dombivli (East), PIN - 421 201, State - Maharashtra, India",
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"email": "",
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Name	Length	Width	Total
Composition :			
Other Composition :			