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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Housing_Loan"
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "64645e68ee6a9735bf790e6f"
    },
    "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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"client": {
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  "name": "Central Bank of India",
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  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Malad West Branch\t",
  "branchCode": "",
  "mobileNo": "0222891551\t02228821375",
  "alternateMobileNo": "",
  "email": "bmmsro0618@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Vishnu Bhawan,Anand Road, Opp, Malad Railway Station, Malad west
Mumbai-400064\n"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"role": "SITEENGINEER",
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"lastName": "Hodekar",
"mobileNo": "8879011615",
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"role": "MAKER+CHECKER",
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"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
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"shortName": "VS",
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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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        "number": "IBBI/RV/07/2018/10366"
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          "label": "FIIV"
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        "number": "CAT-I-F-1763"
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.91240811347961"
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    19.086379838968384
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  "underConstruction": false
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    "key": "country",
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
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  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "5662(Part)",
  "label": true
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  "value": "",
  "label": true
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  "value": "Ghatkopar (East)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Aluminium_Sliding_Windows_with_window_grills",
    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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    "label": "Cement Plastering + POP Finish"
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  "populationGroupList": {
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  "townplanApprovedByList": {
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"value": "No",
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  "south": "Building No. 108",
  "east": "Internal Road "
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "east": "Marginal Space ",
    "south": "Flat No. 1302",
    "west": "Passage "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that
the construction is as per Sanction Plan.",
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "26000.00",
  "depreciatedBuildingRate": "2900"
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"igrRate": {
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  "rate": "133620",
  "landRate": "62300",
  "igrImage": "cases/678f74e15a336ce64e575573/igr_1740134434553_Image.png",
  "squareMeterGuideLineRate": "146982.00",
  "squareFeetGuideLineRate": "13655.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "95",
  "rate": "13262.00",
  "squareFeetGuideLineRate": "13262.00",
  "squareMeterGuideLineRate": "142748.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
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  "propertyOccupiedByList": {
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"value": "Owner_Occupied",
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"monthlyRent": "N.A",
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"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per local norms ",
"tenantName": "",
"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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    "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": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Car Parking Space ",
  "constructionWorkStatus": {
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"label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
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  "fullDate": "1/1/2021"
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"planningArea": {
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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": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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  "label": "Good"
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  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"label": "Yes"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"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": "56",
"ageOfBuilding": "4",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "16",
"flatFloorNo": "13",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
},
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"finalPlinthArea": {
  "area": "717.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/678f74e15a336ce64e575573/
routeMap_1740208629447_Image.png",
    "routeLat": "19.086389",
    "routeLng": "72.912417",
    "stationName": "Ghatkopar",
    "routeDistance": "400 Mtrs. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "wrsi9",
      "name": "wrsi9",
      "image": "cases/678f74e15a336ce64e575573/
routeMap_1740208563539_Image.png"
    }
  ],
  "valuation": {
    "fairMarketValue": {
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      "totalFairMarketValue": ""
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}
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"wardrobesRate": "0",
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"wardrobesQty": "0",
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"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "16952000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "16952000.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
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  "status": false
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"fullBuildingRcc": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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    }
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    "orientation": "portrait"
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    "path": "cases/678f74e15a336ce64e575573/
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    "orientation": "portrait"
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  "builtUpRateRange": {
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  },
  "saleableRateRange": {
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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},
factorFavoringValue": {
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  "lessValueDetails": []
},
taskStatus": {
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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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createCase": "false",
type": "CASE",
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  "value": "LEAD"
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"ownerName": "Mrs. Bharati Dipak Sarvaiya & Mr. Kunal Dipak Sarvaiya",
"ownerPhoneNo": "9930898931",
"appAddress": "FLAT NO 1301 13TH FLOOR VISHAL SAGAR PANT NAGAR
GHATKOPAR EAST MUMBAI 400075",
"remark": "Seema DSA 8655063468",
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "23/03/2022",
      "from": {
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        "label": "Developers"
      },
      "Developers": "J.R. Properties LLP",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Bharati Dipak Sarvaiya & Mr. Kunal Dipak Sarvaiya",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "4021 / 2022"
    },
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36538_Flat_1301Sellers_Purchase_Agreement.pdf",
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    "label": "Draft Agreement for sale"
  },
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    "from": {
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      "label": "Transferor"
    },
    "Transferor": "Mrs. Bharati Dipak Sarvaiya & Mr. Kunal Dipak Sarvaiya",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Mrs. Manjula Lakhamshi Chheda & Mr. Sevil Lakhamshi Chheda"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "777456",
  "path": "cases/678f74e15a336ce64e575573/document_1737454733014_1737454732200_Final_AFSSevil_Chheda13.pdf",
  "fileName": "document_1737454733014_1737454732200_Final_AFSSevil_Chheda13.pdf"
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MH / EE / (B.P) / GM / MHADA - 1 / 323 / 2021"
  },
}
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"fileName": "document_1737454748342_1737454745773_OC2.pdf"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MH/ EE / (B.P) / GM / MHADA - 1 / 323 / 2019"
  },
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  "displayStatus": false,
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Feb 21 2025 13:08:54 GMT+0000 (Coordinated Universal Time)"
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
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    "label": "No"
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document_1740143399597_184175.pdf",
"id": "959181",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Feb 21 2025 13:09:59 GMT+0000 (Coordinated Universal Time)"
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"caseNumber": "013810",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "979150",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jan 21 2025 10:20:17 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Bharati Dipak Sarvaiya & Mr. Kunal Dipak Sarvaiya",
    "phone": "9930898931",
    "ownershipShare": "",
    "email": "",
    "id": "721245"
  }
],
"proposePurchasers": [
  {
    "name": "Mrs. Manjula Lakhamshi Chheda & Mr. Sevil Lakhamshi Chheda",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": ""
  }
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"siteInspection": [],
"composition": [
  {
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"width2": "00",
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"images": [],
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"finalArea": "154.42"
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  "width1": "9",
  "width2": "6",
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  "extraAreas": [],
  "finalArea": "133.00"
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    "label": "Square Feet"
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  "length1": "7",
  "length2": "00",
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  "length2": "5",
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  "extraAreas": [],
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    "label": "Square Feet"
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  "length1": "8",
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  "width2": "2",
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  "extraAreas": [],
  "finalArea": "60.32"
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      "extraAreaType": "Add",
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      "width2": "00",
      "totalArea": "15.00"
    }
  ],
  "finalArea": "34.44"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "3.50",
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  "length2": "6",
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  "width1": "6",
  "width2": "8",
  "totalArea": "23.33",
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"extraAreas": [],
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  "length1": "98",
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  "width1": "1",
  "width2": "00",
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  "finalArea": "98.00"
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"otherComposition": [
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    "toBeAdded": {
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      "value": "Carpet"
    },
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      "value": "Dry_Balcony_Area"
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    "width1": "7",
    "width2": "00",
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"value": "60ae1254aa6d152c1801b326"
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"docMeasurementType": {
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"label": "Square Feet"
},
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"squareMeterArea": "60.57",
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Op. Hsg. Soc. Ltd. , Pant Nagar, Village - Ghatkopar Kiro, Ghatkopar (East), Taluka -
Kurla, District - Mumbai Suburban , PIN - 400 075, State - Maharashtra, Country -
India",
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"buildingServicesRate": "2900",
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Name	Length	Width	Total
Composition :			
Living Room	9'1"	17'00"	154.42
Bedroom	14'00"	9'6"	133.00
Toilet	7'00"	4'00"	28.00
Dining	7'5"	7'8"	56.86
Kitchen	8'5"	7'2"	60.32
Passage	4'8"	4'2"	19.44
Toilet	3'6"	6'8"	23.33
Bedroom	98'00"	1'00"	98.00
Other Composition :			
Dry Balcony Area	2'3"	7'00"	15.75