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    "RVDSValues": true,
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    "type": "CREDITOFFICER",
    "_id": "668bb759e61b5802e8d945d3",
    "email": "amt5so.09276@sbi.co.in",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "7208509979"
  },
  "fees": {
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  "city": "Mumbai"
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  "remark": "Temp",
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  "email": "sbi.09276@sbi.co.in",
  "mobileNo": "022-2675 2300",
  "alternateMobileNo": "",
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(East), Mumbai - 400 051, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - BHARAT DIAMOND BRANCH",
  "fax": "022-2675 2381",
  "sendStructuralCertificate": "0"
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  "shortName": "RP",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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  "value": "464",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "label": false
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    "label": "Italian Marble Flooring"
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Cement Plastering + POP Finish"
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    "label": "Higher Class"
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    "label": "Urban"
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"label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "north": "Lodha Compound",
  "west": "IKEA Shop",
  "south": "Lodha Marquise",
  "east": "Lodha Park Compound"
},
"asPerDocumentAgreement": {
  "north": "Pandurang Budhkar Marg",
  "west": "Boundaries of Victoria Mills",
  "south": "Boundary Walls of Kamala Mills Limited",
  "east": "Senapati Bapat Marg and Parel Central Railway Station"
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"unitBoundaries": {
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    "south": "Staircase / Marginal Space",
    "west": "Lift Lobby"
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  "asPerDocument": {
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    "east": "Marginal Space",
    "south": "Staircase / Marginal Space",
    "west": "Lift Lobby"
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  "taxies": {
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  "privateCars": {
    "title": "Private Cars"
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}
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    }
  },
  "extraDetailOfProperty": "+ Wardrobes Area<br/>\n\n1.\tAs per Agreement Sale Plan,
the composition of flat No. 4502 is Living/Dining + Kitchen + 3 Bedrooms + Kid's
Bedroom + 5 Toilets + Utility + Store + Puja + Shoe Rack. <br/>\n2.\tAs per Agreement
Sale Plan, the composition of Flat No. 4503 is Living/Dining + Kitchen + 2 Bedrooms +
Kid's Bedroom + Store + Puja + 3 Toiles + 1 WC. <br/>\n",
  "dateOfIssusApprovePlan": "As Part Occupancy Certificate is received it may be
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  "approvePlanVerified": "Internal changes done",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "compositions": []
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Dining + Kitchen + 3 Bedrooms + Kid's Bedroom + 5 Toilets + Utility + Store + Puja +
Shoe Rack. <br/>\n2.\tAs per Agreement Sale Plan, the composition of Flat No. 4503 is
Living/Dining + Kitchen + 2 Bedrooms + Kid's Bedroom + Store + Puja + 3 Toiles + 1
WC. <br/>\n3.\tAs per site inspection, Flat No. 4502 & 4503 are internally amalgamated
with single entrance to form single flat. The composition of amalgamated flat is Living/
Dining + Kitchen + 3 Bedrooms + Servant Room + 3 Toilets + 1 WC + + Store Room +
Theater Area + Wardrobes. <br/> \n4.\tFor the purpose of valuation, we have
considered the agreement area of Flat No. 4503 only. <br/>\n5. As per Further
Commencement Certificate, Wing 4 is 3 Basements + Ground + 1st to 6th Podium +
7th (pt) Podium / refuge area / habitable + 8th to 78th (pt) upper floors for residential
user.",
  "depreciationPercentage": "9",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "59730",
  "depreciatedBuildingRate": "2730"
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "323420",
  "landRate": "126110",
  "igrImage": "cases/679cc34b49234c16a2224e9a/igr_1738227618805_Image.png",
  "squareMeterGuideLineRate": "388104.00",
  "squareFeetGuideLineRate": "36056.00"
},

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"igrFinalRate": {
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  "squareFeetGuideLineRate": "34596.00",
  "squareMeterGuideLineRate": "372384.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "I_Class",
    "label": "I Class"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Tax Invoice Number : BCAM/24-25/1266",
  "taxPaidHolderName": "Arun C. Shah / Meena A Shah / Amit A Shah",
  "taxAmount": "Rs. 262/-",
  "electricityServiceConnectionNo": "Consumer No. 9000 0100 6146",
  "meterCardHolderName": "Arun C Shah / Amit A Shah / Meena A Shah",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Excellent"
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    "label": "Average"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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"label": "6\" Thk. Brick Masonery"
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  "value": "Yes",
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"carParking": "2 Car Parking Spaces",
"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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  "month": "1",
  "year": "2019",
  "fullDate": "1/1/2019"
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  "label": "Residential"
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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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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"label": "Connected to Municipal Sewerage System"
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"value": "1",
"label": "Yes"
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"label": "Good"
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenancelssues": {
"value": "0",
"label": "No"
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"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
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"label": "Yes"
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"groundStilt": {
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
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"routeMap": {
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routeMap_1738321681546_Image.png",
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    "stationName": "Prabhadevi",
    "routeDistance": "1.00 km ",
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      "label": "Railway Station"
    }
  }
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  "finallatLng": false
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"valuation": {
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  "isHideFloor": true,
  "status": false
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  "status": false
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    }
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      "orientation": "portrait"
    }
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      "orientation": "portrait"
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    "path": "cases/679cc34b49234c16a2224e9a/externallmg_1738228558504_externa
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    "name": "Living Room",
    "path": "cases/679cc34b49234c16a2224e9a/externallmg_1738228558532_externa
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/679cc34b49234c16a2224e9a/externallmg_1738228574066_externa
llmg_1738149182258_1738149146439_image_15.jpeg",
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  {
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    "path": "cases/679cc34b49234c16a2224e9a/externallmg_1738228574088_externa
llmg_1738149182910_1738149146439_image_17.jpeg",
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    "path": "cases/679cc34b49234c16a2224e9a/externallmg_1738228574090_externa
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  },
}
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{
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llmg_1738149180687_1738149146439_image_11.jpeg",
  "orientation": "portrait"
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  "carpetRateRange": {
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    "max": "66230.00"
  },
  "builtUpRateRange": {
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    "max": "60210.00"
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  "saleableRateRange": {
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    "isEditable": true
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  "isEditable": true
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"ratePerUnit": "",
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"status": true,
"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
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
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siteVisitType": "PARTIAL",
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isSiteMeasurementAllowed": true,
finalValuationArea": "1304.00",
empanelmentNo": [
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"SME/TCC/38/IBBI/3"
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"isAdvanceInvoice": false,
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"_id": "679cc34b49234c16a2224e9a",
"ownerName": "Mr. Arun C. Shah",
"ownerPhoneNo": "8433758339",
"appAddress": "flat no - B 4502 & 4503, 45th floor, Trump Tower, lower Parel ",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Company",
        "label": "Company"
      },
      "Company": "Jawala Real Estate Private Limited",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Arun C. Shah, Mr. Amit A. Shah & Ms. Meena Shah",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": " 5116/2014"
    },
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    "displayStatus": true,
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ENT_COPY_OF_FLAT_B_4502_ARUNBHAIAAMIT_MEENA_SHAH.pdf",
    "fileName": "document_1734591888171_AGREEMENT_COPY_OF_FLAT_B_4502_
ARUNBHAIAAMIT_MEENA_SHAH.pdf"
  },
  {
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"documentType": {
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  "remark": " Ref. No. PC/IndusInd Bank Ltd. Prabhadevi (W) Br./LSR-134/23 issued
by Padiyar & Co."
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"displayStatus": false,
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"path": "cases/679cc34b49234c16a2224e9a/
document_1734591901814_TRUMP_TOWER_B4502_DT17082023.pdf",
"fileName":
"document_1734591901814_TRUMP_TOWER_B4502_DT17082023.pdf"
},
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    "label": "Maintenance Bill"
  },
  "inputs": {
    "remark": " No. BCAM/24-25/1266 dated 07/10/2024 in the name of Arun C. shah /
Meena A. Shah / Amit A. Shah issued by Trump Tower Mumbai Co-op. Hsg. Soc. Ltd."
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "879892",
  "path": "cases/679cc34b49234c16a2224e9a/
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  "fileName":
"document_1738303001555_B4502_ARUN_SHAH__Maintenance_Bill.pdf"
},
{
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
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    "value": "No",
    "label": "No"
  },
  "No": " EB/1342/GS/A/OCC/3/NEW"
},
"isHardCopy": false,
"displayStatus": false,
"id": "476478",
"path": "cases/679cc34b49234c16a2224e9a/document_1738303121959_OC.pdf",
"fileName": "document_1738303121959_OC.pdf"
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{
  "documentType": {
    "value": "60ae12b3aa6d152c1801b4dc",
    "label": "Further Commencement Certificate"
  },
  "inputs": {
    "remark": " No. EEBPC/1342/GS/A dated 11/12/2018 issued by Municipal Corporation of Greater Mumbai.."
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "641140",
  "path": "cases/679cc34b49234c16a2224e9a/
document_1738323684097_FCC_REPORT.pdf",
  "fileName": "document_1738323684097_FCC_REPORT.pdf"
},
{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "26/12/2024",
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    }
  },
  "Consumer_No": "9000 0100 6146"
},
  "isHardCopy": false,
  "displayStatus": true,
  "id": "130309",
  "path": "cases/679cc34b49234c16a2224e9a/
document_1738585813952_ELECTRICITY_BILL_TRUMP_TOWER_4503.pdf",
  "fileName":
  "document_1738585813952_ELECTRICITY_BILL_TRUMP_TOWER_4503.pdf"
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}
],
"caseNumber": "014059",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
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    "id": "192364",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Dec 19 2024 05:20:50 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Arun C. Shah",
    "phone": "8433758339",
    "ownershipShare": "",
    "email": "",
    "id": "367817"
  },
  {
    "name": "Mr. Amit A. Shah",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": "",
    "id": "335999"
  },
  {
    "name": "Ms. Meena Shah",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": "",
    "id": "706028"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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},
  "id": "564648",
  "name": "Passage",
  "length": "12.25",
  "length1": "12",
  "length2": "3",
  "width": "9.17",
  "width1": "9",
  "width2": "2",
  "totalArea": "112.29",
  "images": [],
  "extraAreas": [],
  "finalArea": "112.29"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "17",
  "name": "Living Room",
  "length": "",
  "length1": "35",
  "length2": "4",
  "width": "",
  "width1": "25",
  "width2": "1",
  "totalArea": "886.28",
  "images": [],
  "finalArea": "887.4499999999999",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "7.83",
  "length1": "7",
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  "extraAreas": [],
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    "percentage": "10"
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  "floor": "",
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4503 -State Bank of India ( Diamond Branch (BKC).xlsx",
    "filename": "1738227676519_Ankit_A_Shah_And_Mrs_Miki_A_Shah__Flat_No_360
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    "size": "607158",
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  {
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SHAH.pdf",
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IAMITMEENA_SHAH.pdf",
    "path": "cases/679cc34b49234c16a2224e9a/processingDocuments/1738328458788
_AGREEMENT_COPY_OF_FLAT_B_4503_ARUNBHAIAMITMEENA_SHAH.pdf",
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  {
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    "path": "cases/679cc34b49234c16a2224e9a/processingDocuments/1738328552772_ELECTRICITY_BILL_TRUMP_TOWER_4503.pdf",
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 4503, 45th Floor, Wing - B, Trump Tower Mumbai Co-op. Hsg. Soc. Ltd., Opp. Hard Rock Cafe, Senapati Bapat Marg / Pandurang Budkar Marg, Village - Lower Parel Division, Municipality Ward No. G/S, District - Mumbai Main, Lower Parel, Mumbai, PIN - 400 013, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "62723addafd7d55eddeddfe4",
"contactPersonName": "Mr. Vikas Amberkar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Office Staff",
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"siteVisitContactNo": "9619495973",
"siteVisitDate": "2025-01-28",
"buildingServicesRate": "3000",
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"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 1304.00",
"flatRate": "60000",
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Room + 4 Toilet + Sitting Room + WC + Store Room",
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"otherCarpetTotal": "0.00",
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"finalBuiltupArea": "3142.62",
"finalCarpetArea": "2618.85",
"finalSalableArea": "3142.62",
"salablePercentage": "0",
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Sq. Ft. = 119.44\n<br />\n",
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}

```

Name	Length	Width	Total
Composition :			
Passage	12'3"	9'2"	112.29
Living Room	35'4"	25'1"	886.28

Passage	7'10"	3'8"	28.72
Servent Room	6'6"	6'0"	39.00
Toilet	6'5"	2'4"	14.97
Kitchen	12'10"	11'1"	142.24
Passage	4'10"	3'2"	15.31
Bedroom	16'8"	16'00"	266.67
Passage	23'5"	3'6"	81.96
Sitting Room	15'3"	12'00"	183.00
Bedroom	17'6"	12'1"	211.46
Toilet	7'9"	6'8"	51.67
Bedroom	18'5"	14'1"	259.37
Toilet	14'4"	6'1"	87.19
WC	4'5"	3'6"	15.46
Toilet	14'4"	6'1"	87.19
Store Room	4'5"	3'6"	15.46
Other Composition :			
Wardrobes	14'4"	8'4"	119.44