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{
  "typeOfReport": {
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  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Amrish Kumar",
    "type": "CREDITOFFICER",
    "_id": "659294c9545844510d0e60d7",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "8757380668",
    "email": "1agmmums1067@centralbank.co.in"
  },
  "fees": {
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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": "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": "000018",
  "type": "BRANCH",
  "name": "Nariman Point Branch",
  "email": "agmmums1067@centralbank.co.in",
  "mobileNo": "(+91-22) 66387501",
  "alternateMobileNo": "",
  "address": "Chandermukhi, Ground Floor, Barrister Rajni Patel Marg, Mahatma Phule
Nagar, Nariman Point, Mumbai - 400 021, State - Maharashtra, Country - India.",
  "ledgerName": "CENTRAL BANK OF INDIA - NARIMAN POINT",
  "fax": "(+91-22)66361919, 22852657",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "zoneName": "South Mumbai Zone"
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"staff": {
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"type": "EMPLOYEE",
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  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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  "role": "ADMIN",
  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
  "shortName": "BH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62691c48afd7d55eddecfda3/
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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},
"maker": {
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  "role": "MAKER",
  "firstName": "Jayaraja",
  "email": "jayaraja@vastukala.org",
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"lastName": "Acharya",
"mobileNo": "9867664219",
"designation": "",
"shortName": "JA",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
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  "shortName": "BS",
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  {
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      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ]
  },
  "type": "EMPLOYEE",
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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},
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    "label": "Chartered Engineer"
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  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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  "value": "BANK"
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19.074481327609703
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  "visitedDate": [
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    "label": true
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    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "value": "Bandra (West)",
    "label": true
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"label": true
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  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "label": true
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  "value": "",
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "E/225A",
  "label": true
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  "value": "",
  "label": true
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  "value": "401",
  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "name": "Mouza",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "Italian Marble Flooring"
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
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"general": {
  "ownership": {
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    "label": "Joint Ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Ahimsa Marg",
    "south": "Under Construction Building",

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"east": "Urvashi Terraces"
},
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Marginal Space",
    "south": "Lift",
    "west": "Flat No. 402"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
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  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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},
"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "966",
  "depreciatedCostOfConstruction": "39534.00",
  "depreciatedBuildingRate": "1834"
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"igrRate": {
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  "rate": "347120",
  "landRate": "174940",
  "igrImage": "cases/67bea689c91f41075bfd4ae5/igr_1740648105267_Image.png",
  "squareMeterGuideLineRate": "347120.00",
  "squareFeetGuideLineRate": "32249.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "77",
  "rate": "28569.00",
  "squareFeetGuideLineRate": "28569.00",
  "squareMeterGuideLineRate": "307519.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Seller_Occupied",
    "label": "Seller Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
}
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"electricityServiceConnectionNo": "CA No. 151542563",
"meterCardHolderName": "Shirin Sorab Vaid",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2002",
    "fullDate": "1/1/2002"
  }
}
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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"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
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"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "0",
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"visibleDamageInBuilding": {
"value": "0",
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "23",
"totalLifeBuilding": "60",
"estimatedAge": "37",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
"area": "1560.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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"routeMapDetail": {
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routeMap_1740636601521_Image.png",
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  "routeLng": "72.832790",
  "stationName": "Khar",
  "routeDistance": "1.7 km. ",
  "routeStation": {
    "value": "Railway_Station",
    "label": "Railway Station"
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "84p44h",
    "name": "84p44h",
    "image": "cases/67bea689c91f41075bfd4ae5/
routeMap_1740636538189_Image.png"
  }
],
"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
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  "date": "Wed Mar 05 2025 10:21:35 GMT+0000 (Coordinated Universal Time)",
  "number": "2310870",
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"rateVerify": {
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    "floorsCompleted": "",
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  "status": false
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  "status": false
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"externalPlastering": {
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  "isHideFloor": false,
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  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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    "orientation": "portrait"
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    "path": "cases/67bea689c91f41075bfd4ae5/
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    "orientation": "portrait"
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"compositionImages": [
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    "path": "cases/67bea689c91f41075bfd4ae5/
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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",
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    "orientation": "portrait"
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    "status": false,
    "_id": "67bed7048b4dad9a754d8ccb",
    "name": "Living Room",
    "path": "cases/67bea689c91f41075bfd4ae5/
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    "orientation": "portrait"
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    "status": false,
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    "name": "Bedroom",
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    "orientation": "portrait"
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    "max": "48255.00"
  },
  "builtUpRateRange": {
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    "max": "33511.00"
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"status": true,
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"paymentStatus": "RECEIVED",
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],
"_id": "67bea689c91f41075bfd4ae5",
"ownerName": "Ava Murphy, D/o Late Shirin Sorab Vaid",
"ownerPhoneNo": "9821414765",
"appAddress": "401\nDhanshila Building \n14th road \nKhar\nMumbai 400052\n",
"remark": "Sushil c Choksey Porposed BUyer",
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  }
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  "from": {
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    "label": "Transferor"
  },
  "Transferor": "Mahesh Mohan Advani",
  "to": {
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    "label": "Transferee"
  },
  "Transferee": "Ava Murphy, D/o Late Shirin Sorab Vaid & Zerina Pai, D/o Late Shirin Sorab Vaid"
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  },
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    "toPage": 0
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    "remark": " bearing Nos. 121 to 130 having 10 Shares of Rs. 50/- each dated transferred dated 24/06/2017 in the name of Ava Murphy & Zarina Jagdish Pai issued by Shree Dhanshila Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
}
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  "fileName": "document_1740633892381_Share_Certificate_2.pdf"
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    "label": "Occupancy Certificate"
  },
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    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CE/608/WS/AH"
},
  "isHardCopy": false,
  "displayStatus": false,
  "id": "249904",
  "path": "cases/67bea689c91f41075bfd4ae5/
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  "fileName": "document_1740633972544_20250204_1916_TINY_SCANNER.pdf"
},
{
  "documentType": {
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    "label": "Electricity Bill"
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  "attachConfig": {
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    "toPage": 0
  }
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  "number": {
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    "label": "CA No"
  },
  "CA_No": " 151542563"
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"displayStatus": false,
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"fileName": "document_1740654044309_166182.pdf"
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{
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    "label": "Society Maintenance Bill"
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  "attachConfig": {
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    "toPage": 0
  },
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  "inputs": {
    "documentDate": "01/10/2024",
    "remark": " in the name of Mrs. Ava Murphy And Mrs. Zarina Jagdish Pai issued by
Shree Dhanshila Co-op. Hsg. Soc. Ltd.",
    "number": {
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      "label": "No"
    },
    "No": "45"
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  "displayStatus": false,
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document_1740655100707_108765.pdf",
  "fileName": "document_1740655100707_108765.pdf"
},
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  "documentType": {
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      "label": "Transferor"
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    "to": {
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      "label": "Transferee"
    },
    "Transferee": "Rita Sushil Choksey"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "605146",
  "path": "cases/67bea689c91f41075bfd4ae5/document_1741164379755_Draft_Sale_Deed_of_Ava_Murphy.pdf",
  "fileName": "document_1741164379755_Draft_Sale_Deed_of_Ava_Murphy.pdf"
}
],
"caseNumber": "014563",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "964301",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Feb 26 2025 05:28:41 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Ava Murphy, D/o Late Shirin Sorab Vaid",
    "phone": "9821414765",
    "ownershipShare": "",
    "email": "",
    "id": "247358"
  }
]
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},
{
  "name": "Zerina Pai, D/o Late Shirin Sorab Vaid",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "panNo": "",
  "aadharNo": "",
  "id": "248978"
}
],
"proposePurchasers": [
  {
    "name": "Rita Sushil Choksey",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": ""
  }
],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
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    "length": "19.25",
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    "width2": "5",
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    "images": [],
    "extraAreas": [],
    "finalArea": "316.02"
  },
  {
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      "label": "Square Feet"
    }
  },

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"id": "1",
"name": "Dining",
"length": "14.92",
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"length2": "11",
"width": "11.08",
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"width2": "1",
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"images": [],
"extraAreas": [],
"finalArea": "165.33"
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
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  "length1": "15",
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  "width1": "11",
  "width2": "10",
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  "images": [],
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{
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
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  "width1": "11",
  "width2": "2",
  "totalArea": "55.83",
  "images": [],
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"extraAreas": [],
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  "length": "14.58",
  "length1": "14",
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  "width1": "12",
  "width2": "3",
  "totalArea": "178.65",
  "images": [],
  "extraAreas": [],
  "finalArea": "178.65"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "5.17",
  "length1": "5",
  "length2": "2",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "16.36",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.36"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "7",
  "name": "Toilet",
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"totalArea": "42.36",
"images": [],
"extraAreas": [],
"finalArea": "42.36"
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "11.42",
  "length1": "11",
  "length2": "5",
  "width": "8.08",
  "width1": "8",
  "width2": "1",
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Bandra (West), Taluka - Andheri, District - Mumbai Suburban, Khar (West), Mumbai,
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Name	Length	Width	Total
Composition :			
Living Room	19'3"	16'5"	316.02
Dining	14'11"	11'1"	165.33
Bedroom	15'00"	11'10"	177.50
Toilet	5'00"	11'2"	55.83
Bedroom	14'7"	12'3"	178.65
Passage	5'2"	3'2"	16.36
Toilet	8'4"	5'1"	42.36
Kitchen	11'5"	8'1"	92.28
Bedroom	16'8"	10'11"	181.94
Passage	5'7"	3'10"	21.40
Toilet	9'11"	4'11"	48.76
Balcony	11'8"	4'6"	52.50
Other Composition :			