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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "P K ",
    "type": "CREDITOFFICER",
    "_id": "6673c9d559d44b137cf607c6",
    "email": "Kalbadevi.MumbaiSouth@bankofindia.co.in",
    "lastName": "Chaudhary",
    "mobileNo": "",
    "workMobileNo": "9137941408"
  },
  "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": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
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  "email": "Kalbadevi.MumbaiSouth@bankofindia.com",
  "mobileNo": "02222056394",
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  "address": "Round Building,Shamaldas Gandhi Marg,Mumbai-400002",
  "ledgerName": "",
  "fax": "",
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"_id": "665ac13f42f4717ae30de3d5",
"role": "PICKUPPERSON",
"firstName": "NIDHI",
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"lastName": "KAJWE",
"mobileNo": "8850520881",
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"workWithDocumentMaker": ""
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"siteEngineer": {
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"_id": "62550ed0aba01e0af98f2f75",
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"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
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"rateVerifier": {
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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"firstName": "Jayaraja",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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  "number": "CAT-I-F-1763"
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  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
"clientType": {
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  "value": "BANK"
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "underConstruction": false
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"address": {
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  "value": "Lower Parel Division",
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  "label": true
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  "key": "buildingName",
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  "label": false
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "name": "New/Current Survey No.",
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  "value": "",
  "label": true
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  "label": true
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  "key": "selectNo",
  "value": "2003 (S3 as per Approved Plan)",
  "label": false
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  "key": "SRO",
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  "key": "postalCode",
  "value": "PIN - 400 013",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
    "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Proposed_Electrical_wiring_with_Concealed.",
    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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"finishing": {
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    "label": "Proposed Purchaser - Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Plot No. 145",
    "south": "Garhwathe House",
    "east": "HL Nagaonkar Marg / N M Joshi Marg"
  },
  "asPerDocumentAgreement": {
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    "west": "Queen Spinning Mills",
    "south": "Passage Separate Properties of Daulatram Ramkrishna & Rustom D.
Sethna",
    "east": "N M Joshi Marg"
  },
  "unitBoundaries": {
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      "south": "Building Under Construction",
      "west": "Building Under Construction"
    }
  },

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"asPerDocument": {
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  "east": "Marginal Space ",
  "south": "Flat NO. 2002 (S2) ",
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"isDisplay": false,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of residential flat is Living/Dining + Kitchen + 2 Bedrooms + 2 Toilets (i.e. 2 BHK)",
"dateOfIssusApprovePlan": "Approved Building Plan No. P-3642/2019/(proposed redevelopment of property bearing C.S. no. 241 of Lower Parel Division And Other)/G/South/LOWER PAREL dated 30.01.2025 issue by Municipal Corporation of Greater Mumbai.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "\n",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "landRate": "71430",
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  "squareMeterGuideLineRate": "222827.00",
  "squareFeetGuideLineRate": "20701.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "222827.00",
  "squareFeetGuideLineRate": "20701.00"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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"siteMeasurement": {
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed Mechanical Separate Parking",
  "constructionWorkStatus": {
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    "label": "Under Construction"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
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  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "Proposed R.C.C Framed Structure"
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    "value": "rcc",
    "label": "R.C.C. Foundation"
  },
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"qualityOfConstruction": {
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  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenancelssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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"label": "Proposed, Yes"
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"provisionOfFirefighting": {
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  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "20",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "530.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1742455625732_Image.png",
    "routeLat": "18.999815",
    "routeLng": "72.830809",
    "stationName": "Lower Parel",
    "routeDistance": "300m ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "finallatlng": false
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    "id": "vn15ff",
    "name": "vn15ff",
    "image": "cases/67d8eb8e01f1c07601e4312a/
routeMap_1742455470236_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "number": "2311138",
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    "percentage": "5",
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    "status": true
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    "isHideFloor": false,
    "status": true
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
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  "status": false
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  "status": true
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    "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "35836.00"
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  "saleableRateRange": {
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    "max": "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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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "status": true,
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  "lessTotalValue": 0,
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  "PRINT": false,
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"ownerPhoneNo": "8369764440",
"appAddress": "Flat No 2003 20th Floor Sumer Prime C.S No 241 N.M Joshi Marg
Near Lower Parel Bridge Lower Parel West Mumbai - 400013",
"remark": "",
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      "value": "60ae1256aa6d152c1801b330"
    },
  },
  "attachConfig": {
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    "toPage": 0
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      "label": "Promoter"
    }
  }
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    "to": {
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      "label": "Allottee"
    },
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Rajashree Nandkumar Pardeshi"
  },
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    "toPage": 0
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
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Lower Parel Division And Other)/G/South/LOWER PAREL/FCC/1/Amend "
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der_for_plotted_development.pdf"
},
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    "toPage": 0
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    "number": {
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      "label": "No"
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  },
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"fileName": "document_1742460398889_P51900022219.pdf"
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    "description": "Create Lead",
    "datetime": "Tue Mar 18 2025 03:42:06 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
  {
    "name": "Samaq Builders Private Limited",
    "phone": "8369764440",
    "ownershipShare": "",
    "email": "",
    "id": "985308"
  }
],
"proposePurchasers": [
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    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": ""
  },
  {
    "name": "Mr. Vishal Nandkumar Pardeshi",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
  }
]
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{
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  "phone": "",
  "email": "",
  "ownershipShare": "",
  "panNo": "",
  "aadharNo": ""
}
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"composition": [],
"otherComposition": [],
"externalReport": [],
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      "value": "60ae1256aa6d152c1801b330"
    },
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      "label": "Square Feet"
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    "docFinalSaleableSquareMeter": "0.00"
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"expectedPrice": "19000000",
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  "area": "482",
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"expectedRate": "35254.24",
"builtUpExpectedRate": "32049.31",
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"squareMeter": "44.78",
"id": "574181"
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Ward No. G/South, District - Mumbai Main, Lower Parel, Mumbai, PIN - 400 013, State -
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