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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "P K ",
    "type": "CREDITOFFICER",
    "_id": "6673c9d559d44b137cf607c6",
    "email": "Kalbadevi.MumbaiSouth@bankofindia.co.in",
    "lastName": "Chaudhary",
    "mobileNo": "",
    "workMobileNo": "9137941408"
  },
  "fees": {
    "type": "agreed",
    "propertyValue": "0",
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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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",
  "status": true
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"branch": {
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  "branchCode": "000077",
  "type": "BRANCH",
  "name": "Kalbadevi Branch",
  "email": "Kalbadevi.MumbaiSouth@bankofindia.com",
  "mobileNo": "02222056394",
  "alternateMobileNo": "",
  "address": "Round Building,Shamaldas Gandhi Marg,Mumbai-400002",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "pickupPerson": {
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"_id": "665ac13f42f4717ae30de3d5",
"role": "PICKUPPERSON",
"firstName": "NIDHI",
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"lastName": "KAJWE",
"mobileNo": "8850520881",
"shortName": "NIDHI",
"workWithDocumentMaker": ""
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "67776d60a5477d50e7dbc213",
"role": "SITEENGINEER+MAKAR+CHECKER",
"firstName": "AJAY",
"email": "ajayrewale503@gmail.com",
"lastName": "REWALE",
"mobileNo": "9766640171",
"designation": "",
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"workWithDocumentMaker": "",
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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
"workWithDocumentMaker": "1",
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"role": "MAKER",
"firstName": "Jayaraja",
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"lastName": "Sarmalkar",
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"shortName": "VS",
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"valuersRegistrationNumber": [
{
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"label": "Registered Valuer"
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"title": {
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  "number": "CAT-I-F-1763"
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  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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      "dateTime": "2025-03-18",
      "remark": "MANUAL_IN_TASK"
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  "underConstruction": false
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  "state": {
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  "value": "India",
  "label": false
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  "key": "village",
  "value": "Eksar",
  "label": true
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  "key": "floorNo",
  "value": "8",
  "label": false
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  "value": "Mumbai Suburban",
  "label": true
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  "key": "city",
  "value": "Borivali (West), Mumbai",
  "label": false
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  "key": "taluka",
  "value": "Borivali",
  "label": true
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  "value": "1",
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"buildingName": {
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  "label": false
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  "key": "street1",
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  "label": false
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"landmark": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "label": true
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  "value": "7",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "802",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
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  "label": false
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"value": "",
"label": false
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  "key": "policeStation",
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  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "value": "PIN - 400 092",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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},
"flatSpecifications": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
    "value": "Vitrified_tiles_flooring",
    "label": "Vitrified tiles flooring"
  },
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
},
"general": {
  "ownership": {
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    "label": "Proposed Purchaser - 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"
  },
  "asPerActualAgreement": {
    "north": "Under Construction Building",
    "west": "Eksar Road",
    "south": "Chandavarkar Road",
    "east": "Natasha Manor"
  },
  "asPerDocumentAgreement": {
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    "south": "Information not available",
    "east": "Information not available"
  },
}
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"unitBoundaries": {
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    "south": "Marginal Space",
    "west": "Lift / Passage / Staircase"
  },
  "asPerDocument": {
    "north": "Marginal Space",
    "east": "Information not available",
    "south": "Marginal Space",
    "west": "Lift / Passage / Staircase"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Approved Building Plan No. CHE/WSII/4245/R/
C/337(NEW) dated 19.08.2021 issued by Municipal Corporation of Greater Mumbai.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": ""
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"depreciatedCostOfConstruction": "",
"depreciatedBuildingRate": ""
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  "rate": "156900",
  "landRate": "72470",
  "igrImage": "cases/67d9b932df28417602bb3209/igr_1742469105168_Image.png",
  "squareMeterGuideLineRate": "164745.00",
  "squareFeetGuideLineRate": "15305.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "156900.00",
  "squareMeterGuideLineRate": "164745.00",
  "squareFeetGuideLineRate": "15305.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "52,000/- Expected rental income per month.",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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"value": "Good",
"label": "Good"
},
"anyFavouringForExtraPotentialValue": "Located in developed area",
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"siteMeasurement": {
"roof": {
"value": "R.C.C._slab",
"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": "Open Parking Space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2023",
"fullDate": "1/1/2023"
},
"planningArea": {
"value": "Residential",
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
}
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"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": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
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"label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "2",
"totalLifeBuilding": "60",
"estimatedAge": "58",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "18",
"flatFloorNo": "8",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "639.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67d9b932df28417602bb3209/
routeMap_1742473711209_Image.png",
    "routeLat": "19.230755",
    "routeLng": "72.848094",
    "stationName": "Borivali (West)",
    "routeDistance": "1.3 km. ",
    "routeStation": {
      "value": "Metro_Station",
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    "label": "Metro Station"
  }
},
"finalLatLng": {
  "coordinates": [
    0,
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  ],
  "type": "Point"
},
"showLocation": {
  "latlng": false,
  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "a9q8dc",
    "name": "a9q8dc",
    "image": "cases/67d9b932df28417602bb3209/
routeMap_1742473489511_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "581",
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  "totalinteriorDecorationsRate": "1162000",
  "electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
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"totalothersRate": "1000000",
"finaltotal": "20870200.00",
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"distressValuePercentage": "80",
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"bookValueDocument": null,
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"bookValue": "0"
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"outward": {
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  "date": "Fri Mar 21 2025 04:24:59 GMT+0000 (Coordinated Universal Time)",
  "number": "2311161",
  "dayCount": "1",
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  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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  "rccFootingFoundation": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
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    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  }
}
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},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
}
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "9781426.00",
  "selectedBuildUpValue": "639.10",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "path": "cases/67d9b932df28417602bb3209/externallmg_1742400012638_1742400004223_image_5.jpeg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [
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      "path": "cases/67d9b932df28417602bb3209/externallmg_1742473349698_1.jpg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
    {
      "status": false,
      "_id": "67daea1262f551cdb6572b89",
      "name": "externallmg_1742400008715_1742400004222_image_0.jpeg",
      "path": "cases/67d9b932df28417602bb3209/externallmg_1742400008715_1742400004222_image_0.jpeg",
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67d9b932df28417602bb3209/
externallmg_1742400013628_1742400004223_image_6.jpeg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
  {
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    "_id": "67daea2562f551cdb6572bc4",
    "name": "Living Room",
    "path": "cases/67d9b932df28417602bb3209/
externallmg_1742400032677_1742400029030_image_1.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "name": "Living Room",
    "path": "cases/67d9b932df28417602bb3209/
externallmg_1742400034087_1742400029030_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67daea2562f551cdb6572bc9",
    "name": "Living Room",
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externallmg_1742400035246_1742400029030_image_6.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67daea1262f551cdb6572b92",
    "name": "Living Room",
    "path": "cases/67d9b932df28417602bb3209/
externallmg_1742400015173_1742400004223_image_9.jpeg",
    "orientation": "portrait"
  },
}
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{
  "status": false,
  "_id": "67daea1262f551cdb6572b93",
  "name": "Living Room",
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externallmg_1742400015611_1742400004223_image_10.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "67daea1262f551cdb6572b96",
  "name": "Living Room",
  "path": "cases/67d9b932df28417602bb3209/
externallmg_1742400016951_1742400004223_image_13.jpeg",
  "orientation": "portrait"
}
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},
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  "carpetRateRange": {
    "min": "27022.00",
    "max": "32703.00"
  },
  "builtUpRateRange": {
    "min": "24565.00",
    "max": "29730.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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"status": true,
"isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "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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"factorFavoringValue": {
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  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
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"finalValuationArea": "581.00",
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"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67d9b932df28417602bb3209",
"ownerName": "Mr. Dilipkumar Chandulal Shah",
"ownerPhoneNo": "8169583905",
"appAddress": "Flat No 802 8th Floor Building No 2 Prasanna Co-Op Housing Society
Ltd Babhai Eksar Road Borivali West Mumbai - 400092 ",
"remark": "Urgent Case...\n\nDSA Name - Naina Uchi\n\n",
"documents": [
  {
    "documentType": {
      "label": "Draft Agreement for sale",
      "value": "60ae1256aa6d152c1801b330"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "remark": " (made in March 2025)",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      }
    }
  }
]
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    },
    "Transferor": "Mr. Dilipkumar Chandulal Shah",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Mr. Sukrut Prakash Shah, Mrs. Shreni Sukrut Shah, Mr. Prakashbhai
Tulsidas Shah & Mrs. Rina Shah"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "857626",
  "path": "cases/67d9b932df28417602bb3209/
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  "fileName": "document_1742321430458_1742321429595_Draft_Agreement1.pdf"
},
{
  "documentType": {
    "label": "RERA Certificate",
    "value": "60ae129faa6d152c1801b47d"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "29/06/2021",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " P51800029752"
},
  "isHardCopy": false,
  "displayStatus": false,
  "id": "455557",
  "path": "cases/67d9b932df28417602bb3209/
document_1742476229866_P51800029752.pdf",
  "fileName": "document_1742476229866_P51800029752.pdf"
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{
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    "value": "60ae1247aa6d152c1801b2ea"
  },
}
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"attachConfig": {
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  "nameOfApprovingAuthority": {
    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " CHE/WSII/4245/R/C/337(NEW)/FCC/1/New"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/67d9b932df28417602bb3209/document_1742476481310_2_Comme
ncement_Certificates___NA_Order_for_plotted_development.pdf",
"fileName": "document_1742476481310_2_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
},
{
  "documentType": {
    "label": "Approved Building Plan",
    "value": "60ae1277aa6d152c1801b3cc"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "19/08/2021",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CHE/WSII/4245/R/C/337(NEW)"
  }
}
```

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    },
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    "displayStatus": false,
    "id": "755140",
    "path": "cases/67d9b932df28417602bb3209/
document_1742476902435_Plan___Considered.pdf",
    "fileName": "document_1742476902435_Plan___Considered.pdf"
  },
  {
    "documentType": {
      "label": "Agreement For Permanent Alternate Accomodation",
      "value": "60ae1265aa6d152c1801b374"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "07/12/2023",
      "remark": " (Registration No. 18992/2023)",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Kamla Homes & Lifestyles Pvt. Ltd. ",
      "to": {
        "value": "Member",
        "label": "Member"
      },
      "Member": "Shri. Dilipkumar Chandulal Shah",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": ""
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "747401",
    "path": "cases/67d9b932df28417602bb3209/
document_1742477114446_Sale_Deed__2023.pdf",
    "fileName": "document_1742477114446_Sale_Deed__2023.pdf"
  },
  {
    "documentType": {
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"label": "Occupancy Certificate",
"value": "60ae124baa6d152c1801b2fd"
},
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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": "CHE/WSII/4245/R/C/337(NEW)/OCC/1/New"
},
"isHardCopy": false,
"displayStatus": false,
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"id": "878165",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Thu Mar 20 2025 13:50:10 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Draft Agreement for sale",
    "value": "60ae1256aa6d152c1801b330"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
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    "remark": " for car parking",
    "from": {
      "value": "Promoter",
      "label": "Promoter"
    },
    "Promoter": "M/s. Kamla Homes & Lifestyles Pvt. Ltd.",
    "to": {
```

```
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Mr. Sukrut Prakash Shah, Mrs. Shreni Sukrut Shah, Mr. Prakashbhai
Tulsidas Shah & Mrs. Rina Shah "
},
"isHardCopy": false,
"displayStatus": false,
"id": "523046",
"path": "cases/67d9b932df28417602bb3209/
document_1742531541577_Draft_Agreement_Parking.pdf",
"fileName": "document_1742531541577_Draft_Agreement_Parking.pdf"
}
],
"caseNumber": "014998",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "134984",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 18 2025 18:19:30 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Dilipkumar Chandulal Shah",
    "phone": "8169583905",
    "ownershipShare": "",
    "email": "",
    "id": "168493"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Sukrut Prakash Shah",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": ""
  },
  {
    "name": "Mrs. Shreni Sukrut Shah",
    "phone": "",
    "email": "",
  }
]
```



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"ownershipShare": "",
"panNo": "",
"aadharNo": ""
},
{
"name": "Mr. Prakashbhai Tulsidas Shah",
"phone": "",
"email": "",
"ownershipShare": "",
"panNo": "",
"aadharNo": ""
},
{
"name": "Mrs. Rina Shah",
"phone": "",
"email": "",
"ownershipShare": "",
"panNo": "",
"aadharNo": ""
}
],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "793665",
"name": "Living Room",
"length": "13.67",
"length1": "13",
"length2": "8",
"width": "10.42",
"width1": "10",
"width2": "5",
"totalArea": "142.36",
"images": [],
"extraAreas": [],
"finalArea": "142.36"
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},

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"id": "1",
"name": "Kitchen",
"length": "11.17",
"length1": "11",
"length2": "2",
"width": "10.08",
"width1": "10",
"width2": "1",
"totalArea": "112.60",
"images": [],
"extraAreas": [],
"finalArea": "112.60"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "2.75",
  "length1": "2",
  "length2": "9",
  "width": "4.92",
  "width1": "4",
  "width2": "11",
  "totalArea": "13.52",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.52"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "10.50",
  "width1": "10",
  "width2": "6",
  "totalArea": "115.50",
  "images": [],
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"extraAreas": [],
"finalArea": "115.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "4.58",
  "width1": "4",
  "width2": "7",
  "totalArea": "33.99",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.99"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "11.25",
  "width1": "11",
  "width2": "3",
  "totalArea": "112.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "112.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
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"length": "6.67",
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"length2": "8",
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"width1": "3",
"width2": "11",
"totalArea": "26.11",
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  },
  "id": "425425",
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  "totalAreaDocument": "581",
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  "docFinalBuiltUp": "639.10",
  "docFinalBuiltUpSquareMeter": "59.37",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
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  "orientation": "portrait"
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    "orientation": "portrait"
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processingDocuments/1742469176014_Broucher.pdf",
    "size": "8162121",
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1742469176728_Plan__considered.pdf",
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    "size": "726339",
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    "size": "117565",
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    "size": "726339",
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    "createdAt": "Thu Mar 20 2025 13:51:15 GMT+0000 (Coordinated Universal Time)",
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    "path": "cases/67d9b932df28417602bb3209/processingDocuments/1742478691358
_2_Commencement_Certificates__NA_Order_for_plotted_development.pdf",
    "size": "174687",
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    "path": "cases/67d9b932df28417602bb3209/processingDocuments/1742478691363
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    "size": "152603",
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  }
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 802, 8th Floor, Building No 2, Prasanna Jeevan Co-
op. Hsg. Soc. Ltd., Plot No. 1, Babhai - Eksar Road , Chandavarkar Road , Village -
Eksar, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, PIN - 400
092, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "665ac13f42f4717ae30de3d5",
"contactPersonName": "Mr. Dilipkumar Chandulal Shah",
```



```
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Sukrut Prakash Shah",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Seller",
"rerald": "",
"siteVisitContactNo": "8169583905",
"buildingServicesRate": "2900",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 581.00",
"flatRate": "32200",
"landOtherRate": "29300",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
"carpetTotal": "556.58",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "612.24",
"finalCarpetArea": "556.58",
"finalSalableArea": "612.24",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "All the above areas are within 4% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  }
},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
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    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Fri Mar 21 2025 00:00:00 GMT+0000 (Coordinated Universal Time)",
"siteVisitDate": "2025-03-18",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	13'8"	10'5"	142.36
Kitchen	11'2"	10'1"	112.60
Passage	2'9"	4'11"	13.52
Bedroom	11'00"	10'6"	115.50
Toilet	7'5"	4'7"	33.99
Bedroom	10'00"	11'3"	112.50
Toilet	6'8"	3'11"	26.11
Other Composition :			