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{
  "typeOfReport": {
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    "proposePurchaser": false,
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  "masterTypeOfPurpose": {
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
    "_id": "651bcdd92c6c0778ddf28f5a",
    "firstName": "Tanaji ",
    "lastName": "Khapre",
    "mobileNo": "",
    "workMobileNo": "9167940788",
    "email": "bmthan3253@centralbank.co.in"
  },
  "fees": {
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    "expectedFees": 3150,
    "quotedAmount": ""
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"_id": "643a5702108b68389ed72f71",
"name": "Mumbai",
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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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  "name": "Mira Road Branch",
  "branchCode": "",
  "mobileNo": "0000000000",
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  "email": "bmthan3253@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Sai Riddhi Complex, 1st Floor, Opp New Post Office, Mira Road Railway
Station, Thane"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "label": "Residential"
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"zone": {
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  "zoneName": "South Mumbai Zone"
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"role": "PICKUPPERSON",
"firstName": "Mangesh ",
"email": "mangeshpalande17@gmail.com",
"lastName": "Palande",
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"shortName": "MP",
"workWithDocumentMaker": "",
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"role": "SITEENGINEER",
"firstName": "Deepak ",
"email": "daksh7831@gmail.com",
"lastName": "Jain ",
"mobileNo": "9022815908",
"designation": "",
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"workWithDocumentMaker": ""
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"role": "FRONTDESK",
"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordinatiion",
"shortName": "RJ",
"workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"firstName": "Pradnya ",
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"designation": "",
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  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordinatiion",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.82006366995147"
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"siteVisit": {
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    "dateTime": "15/12/2023 12:00 am"
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"visitedDate": [
  {
    "status": "COMPLETED",
    "dateTime": "2023-12-16",
    "remark": "MANUAL_IN_TASK"
  }
]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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"floorNo": {
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  "label": true
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  "value": "Kandivali (West)",
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  "label": false
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  "label": false
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  "label": true
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  "key": "newSurveyNumber",
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  "key": "CTSNo",
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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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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Marble Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
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    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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    "label": "Cement Plastering + POP Finish"
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"populationGroupList": {
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  "label": "Urban"
},
"townplanApprovedByList": {
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Internal Road ",
  "south": "Row House ",
  "east": "Wing - B"
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  "south": "Details not available ",
  "east": "Details not available "
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
  "asPerDocument": {
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  },
  "extraDetailOfProperty": "",
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that the construction is as per sanctioned plan. ",
  "approvePlanVerified": "N.A",
  "empanelledOfApprovePlan": "N.A"
},
"compositeRate": {
  "remark": "At the time of site visit, building external painting work is in progress. <br /
>As per actual site measurement, the Carpet area is 372.00 Sq. Ft. and Built-up area
mentioned in the agreement is 530.00 Sq. Ft. The loading on carpet to built-up is 42%,
hence, we have adjusted the rate accordingly.",
  "depreciationPercentage": "31.499999999999996",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "13712.5",
  "depreciatedBuildingRate": "1712.5"
},
"igrRate": {
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  "rate": "138620",
  "landRate": "59310",
  "igrImage": "cases/657c1d373fcadc67776b8170/igr_1702885965319_Image.png",
  "squareMeterGuideLineRate": "138620.00",
  "squareFeetGuideLineRate": "12878.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "79",
  "rate": "11331.00",
  "squareFeetGuideLineRate": "11331.00",
  "squareMeterGuideLineRate": "121965.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  }
}
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},
"monthlyRent": "15,000",
"assessmentNo": "Bill No. RS0814290720000",
"taxPaidHolderName": "Charkop Aditya Co-Op. Hsg. Soc. Ltd.",
"taxAmount": "01.04.2022 To 30.09.2022 = Rs. 49317<br />01.10.2022 To
31.03.2023 = Rs. 49317<br />Total = Rs. 98634",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
"marketabilityList": {
"value": "Good",
"label": "Good"
},
"anyFavouringForExtraPotentialValue": "Located in developed are ",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
"roof": {
"value": "rcc_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": "Stilt Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
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"asthetikLook": {
"value": "Plain_Looking",
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},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2002",
  "fullDate": "1/1/2002"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "21",
"totalLifeBuilding": "60",
"estimatedAge": "39",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
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"area": "530.00",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/657c1d373fcadc67776b8170/
routeMap_1702964604258_Image.png",
    "routeLat": "19.214339",
    "routeLng": "72.819671",
    "stationName": "Kandivali",
    "routeDistance": "2.2 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "xyytj",
      "name": "xyytj",
      "image": "cases/657c1d373fcadc67776b8170/
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    }
  ]
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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"totalKitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalSuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalInteriorDecorationsRate": "0",
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"electricityDepositsRate": "0",
"totalElectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalExtraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalPotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalOthersRate": "0",
"finalTotal": "7267890.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "7267890.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Tue Dec 19 2023 12:09:16 GMT+0530 (India Standard Time)",
  "number": "2304046",
  "dayCount": "8",
  "monthCount": "275",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
  "status": false
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"label": "External Plastering",
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"label": "Door",
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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"externalPainting": {
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  "isHideFloor": false,
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "societyNameBoardImage": [],
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "path": "cases/657c1d373fcadc67776b8170/
externallmg_1702870043689_IMG20231217WA0040.jpg",
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    "max": "19767"
  },
  "builtUpRateRange": {
    "min": "14292",
    "max": "16473"
  }
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "isEditable": false
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    "isEditable": true
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  "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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  "ratePerUnit": "0.00",
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  "isEditable": 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",
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"ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "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
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"finalValuationArea": "530.00",
"empanelmentNo": [
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"status": true,
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"paymentId": [],
"_id": "657c1d373fcadc67776b8170",
"ownerName": "Mr. Melvin Paul D'Souza & Mr. Jacintha Melvin D'Souza",
"ownerPhoneNo": "9892518515",
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"appAddress": "flat a/202 charkop aditya chs Ltd plot no 4 rsc 6 a sector 2 rd charkop  
Kandivil w",  
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"documents": [  
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      "label": "Agreement for sale"  
    },  
    "inputs": {  
      "documentDate": "08/12/2023",  
      "from": {  
        "value": "Transferor",  
        "label": "Transferor"  
      },  
      "Transferor": "Mrs. Shaguna Nishit Agarwal, Mrs. Sheetal Chetankumar Patel &  
Mrs. Shweta Shyam Kabadkar ",  
      "to": {  
        "value": "Transferee",  
        "label": "Transferee"  
      },  
      "Transferee": "Mr. Melvin Paul D'Souza & Mr. Jacintha Melvin D'Souza",  
      "number": {  
        "value": "No",  
        "label": "No"  
      },  
      "No": "18975 / 2023"  
    },  
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    "displayStatus": true,  
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    "fileName":  
"document_1702632684030_1702632767925_Scan_12_Dec_23_000535.pdf"  
  },  
  {  
    "documentType": {  
      "value": "60ae124baa6d152c1801b2fd",  
      "label": "Occupancy Certificate"  
    },  
    "inputs": {  
      "documentDate": "09/04/2002",  
      "nameOfApprovingAuthority": {  
        "value": "Municipal_Corporation_Of_Greater_Mumbai",  
        "label": "Municipal Corporation Of Greater Mumbai"  
      }  
    }  
  }  
]
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  "path": "cases/657c1d373fcadc67776b8170/document_1702961932974_document_
1702632684030_1702632767925_Scan_12_Dec_23_000535.pdf",
  "id": "696217",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Dec 19 2023 10:28:53 GMT+0530 (India Standard Time)"
},
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  "documentType": {
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    "label": "Property Tax"
  },
  "inputs": {
    "documentDate": "01/10/2022",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "RS0814290720000"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "599613",
  "path": "cases/657c1d373fcadc67776b8170/document_1702962009741_document_
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  "fileName": "document_1702962009741_document_1702632684030_17026327679
25_Scan_12_Dec_23_000535.pdf"
}
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"caseNumber": "005657",
"createdBy": "627219d6afd7d55eddedd283",
"caseHistory": [
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    "id": "108025",
    "title": "Create Lead",
    "description": "Create Lead",
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"datetime": "Fri Dec 15 2023 15:02:39 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mr. Melvin Paul D'Souza & Mr. Jacintha Melvin D'Souza",
  "phone": "9892518515",
  "ownershipShare": "",
  "email": "",
  "id": "816553"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
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  "id": "302180",
  "name": "Living Room",
  "length": "8.92",
  "length1": "8",
  "length2": "11",
  "width": "14.92",
  "width1": "14",
  "width2": "11",
  "totalArea": "133.01",
  "images": [],
  "extraAreas": [],
  "finalArea": "133.01"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "9.50",
  "length1": "9",
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  "width": "11.75",
  "width1": "11",
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  "length": "6.67",
  "length1": "6",
  "length2": "8",
  "width": "11.92",
  "width1": "11",
  "width2": "11",
  "totalArea": "79.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "79.44"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "3.50",
  "length1": "3",
  "length2": "6",
  "width": "3.67",
  "width1": "3",
  "width2": "8",
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  "images": [],
  "extraAreas": [],
  "finalArea": "12.83"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
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"id": "4",
"name": "Bathroom",
"length": "5.83",
"length1": "5",
"length2": "10",
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"width1": "3",
"width2": "11",
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"images": [],
"extraAreas": [],
"finalArea": "22.85"
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{
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "4.33",
  "length1": "4",
  "length2": "4",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
  "totalArea": "12.64",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.64"
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
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    },
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    "selectAreaTypeDocument": "Built_Up",
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"totalAreaDocument": "530",
"squareMeterArea": "49.24",
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"docFinalBuiltUpSquareMeter": "0.00",
"docBuiltupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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  "property": "Residential Flat",
  "area": "400",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "7500000",
  "expectedRate": "18750.00",
  "builtUpExpectedRate": "15625.00",
  "image": "cases/657c1d373fcadc67776b8170/
indicator_1702885698054_Image.png",
  "squareMeter": "37.16",
  "id": "345995"
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{
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  "area": "430",
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  "areaType": "Carpet",
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  "expectedPrice": "8500000",
  "expectedRate": "19767.44",
  "builtUpExpectedRate": "16472.87",
  "image": "cases/657c1d373fcadc67776b8170/
indicator_1702885789609_Image.png",
  "squareMeter": "39.95",
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"id": "555077"
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{
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  "area": "400",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "Index_no.2",
  "expectedPrice": "6860000",
  "expectedRate": "17150.00",
  "builtUpExpectedRate": "14291.67",
  "image": "cases/657c1d373fcadc67776b8170/
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  "squareMeter": "37.16",
  "id": "887749"
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "19000000",
  "expectedRate": "14615.38",
  "builtUpExpectedRate": "12179.49",
  "image": "cases/657c1d373fcadc67776b8170/
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  "squareMeter": "120.77",
  "id": "259683"
}
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"externallImages": [
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    "path": "cases/657c1d373fcadc67776b8170/
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"orientation": "portrait"
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  "path": "cases/657c1d373fcadc67776b8170/
externallmg_1702870031622_IMG20231217WA0023.jpg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
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  "path": "cases/657c1d373fcadc67776b8170/
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  "orientation": "portrait"
},
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  "orientation": "portrait"
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  "path": "cases/657c1d373fcadc67776b8170/
externallmg_1702870031639_IMG20231217WA0032.jpg",
  "orientation": "portrait"
},
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  "path": "cases/657c1d373fcadc67776b8170/
externallmg_1702870043671_IMG20231217WA0033.jpg",
  "orientation": "portrait"
}
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},
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  "path": "cases/657c1d373fcadc67776b8170/
externallmg_1702870043675_IMG20231217WA0034.jpg",
  "orientation": "portrait"
},
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  "status": false,
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  "name": "externallmg_1702870043677_IMG20231217WA0035.jpg",
  "path": "cases/657c1d373fcadc67776b8170/
externallmg_1702870043677_IMG20231217WA0035.jpg",
  "orientation": "portrait"
},
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  "name": "externallmg_1702870043682_IMG20231217WA0037.jpg",
  "path": "cases/657c1d373fcadc67776b8170/
externallmg_1702870043682_IMG20231217WA0037.jpg",
  "orientation": "portrait"
},
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"leadRemarks": [],
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- Borivli, District - Mumbai Suburban , Kandivali (West), PIN - 400 067, State -
Maharashtra, Country - India",
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
"caseReferredBy": "627219d6afd7d55eddedd283",
"contactPersonName": "Mr. Jacintha Melvin D'Souza",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"siteVisitContactNo": "9892518515",
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"finalCarpetConvertToBuiltUpPer": "0",
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  }
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"finalSalableArea": "450.59",
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"toBeAdded": "",
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WC",
```

```

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"reportGeneratedDate": "Tue Dec 19 2023 09:36:34 GMT+0530 (India Standard Time)",
"siteVisitDate": "2023-12-16",
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"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Living Room	8'11"	14'11"	133.01
Bedroom	9'6"	11'9"	111.62
Kitchen	6'8"	11'11"	79.44
Passage	3'6"	3'8"	12.83
Bathroom	5'10"	3'11"	22.85
WC	4'4"	2'11"	12.64
Other Composition :			