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{
  "typeOfReport": {
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  "toAssess": {
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
    "_id": "6416a84b96b58848585e699a",
    "firstName": "Anupam ",
    "lastName": "Tripathi",
    "mobileNo": "",
    "workMobileNo": "7053939597",
    "email": "brmgr306@mahabank.co.in"
  },
  "fees": {
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    "propertyValue": "4000000",
    "discussWithPerson": "Anupam ",
    "expectedFees": 2000,
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"organization": {
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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"client": {
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  "type": "BANK",
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  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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  "name": "Borivali East Branch\t",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "bom306@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Sun & Moon CHSL, Bldg No 12,Rajendta Nagar , Dattapada Road,
Borivali (East), Mumbai 400066\n"
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  "label": "Land & Building / Immovable Property"
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"zone": {
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"_id": "659ccce98f39506e83489828",
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"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": ""
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"siteEngineer": {
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"_id": "62691c48afd7d55eddecfda3",
"role": "SITEENGINEER+MAKAR",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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"email": "shyam@vastukala.org",
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"mobileNo": "9765074720",
"designation": "",
"shortName": "SK",
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"shortName": "MBC",
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"fatherName": "Baburao"
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  "value": "BANK"
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"visitedDate": [
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  "value": "",
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  "label": true
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"flatSpecifications": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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  }
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  "south": "Pawar Public School",
  "east": "Road"
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    "south": "Details not available",
    "west": "Details not available"
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  "asPerDocument": {
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    "west": "Details not available"
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the construction is as per approved plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
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  "landRate": "66170",
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  "squareMeterGuideLineRate": "144550.00",
  "squareFeetGuideLineRate": "13429.00"
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"igrFinalRate": {
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  "rate": "12337.00",
  "squareFeetGuideLineRate": "12337.00",
  "squareMeterGuideLineRate": "132793.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "N.A.",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "N.A.",
  "floorSpaceIndex": "As per SRA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "constructionWorkStatus": {
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    "label": "Completed"
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    "label": "Plain Looking"
  },
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    "month": "1",
    "year": "2009",
    "fullDate": "1/1/2009"
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  "planningArea": {
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    "label": "Residential"
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    "label": "R.C.C. Framed"
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  "typeOfFoundation": {
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
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  "label": "Information not available"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
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  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "11"
},
"finalPlinthArea": {
  "area": "270.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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    "routeStation": {
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      "label": "Railway Station"
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  },
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routeMap_1712295096163_Image.png",
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  "stationName": "Kandivali",
  "routeDistance": "2.4"
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    "name": "80m3hca",
    "image": "cases/66050c075ca1625e50649f97/
routeMap_1712295045250_Image.png"
  }
]
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"bookValue": "0",
"finalValue": "4363425.00"
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"outward": {
  "status": false,
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "status": false
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
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  "percentage": "0.00",
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  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "status": false
},
"workCompleted": {
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  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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"reportImages": {
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  "externalPhotos": [],
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  "societyNameBoardImage": [],
  "compositionImages": [
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      "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "isEditable": true
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"title": "Interior Decorations",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "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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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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}
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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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"type": "CASE",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
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"empanelmentNo": [],
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"status": true,
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"ownerName": "Mrs. Taslimbanu Jafarali",
"ownerPhoneNo": "9930801316",
"appAddress": "FLAT NO 207 SHANTI NIKETAN ( KANDIVALI) SRA CHS LTD 2 ND
FLOOR SECTOR 9 NEAR PAWAR PUBLIC SCHOOL MAHAVIR NAGAR EXTENSION
POISAR GYMKHANA KANDIVALI WEST MUMBAI 400067",
"remark": "",
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    }
  },
  "inputs": {
    "from": {
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    "label": "Transferor"
  },
  "Transferor": "Mrs. Taslimbanu Jafarali",
  "to": {
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    "label": "Transferee"
  },
  "Transferee": "Mr. Rupesh Ramesh Surve"
},
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"displayStatus": false,
"id": "204756",
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document_1711606562361_1711606751840_Rupesh_Surve_Draft_Agreement.pdf",
"fileName":
"document_1711606562361_1711606751840_Rupesh_Surve_Draft_Agreement.pdf"
},
{
  "documentType": {
    "label": "Developement Agreement",
    "value": "60ae1251aa6d152c1801b319"
  },
  "inputs": {
    "documentDate": "18/08/2003"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "743346",
  "path": "cases/66050c075ca1625e50649f97/document_1711606676044_17116068
65232_Oc_copy__Development_Agreement.pdf",
  "fileName": "document_1711606676044_1711606865232_Oc_copy__Development
_Agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "documentDate": "20/11/2012",
    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
      "label": "SOCIETY"
    }
  },
  "to": {
    "value": "Purchaser",
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    "label": "Purchaser"
  },
  "Purchaser": "Mrs. Taslimbanu Jafarali",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "11"
},
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"displayStatus": false,
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"createdAt": "Fri Apr 05 2024 10:43:19 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "17/03/2009",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / Eng / 1674 / RC / PL / AP"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1712294047792_156050.pdf",
  "path": "cases/66050c075ca1625e50649f97/
document_1712294047792_156050.pdf",
  "id": "243314",
  "uploadedBy": "60eeaeddf3dd69653a581316",
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"caseNumber": "008011",
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"createdBy": "659ccce98f39506e83489828",
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    "description": "Create Lead",
    "datetime": "Thu Mar 28 2024 11:49:51 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Taslimbanu Jafarali",
    "phone": "9930801316",
    "ownershipShare": "",
    "email": "",
    "id": "335836"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Rupesh Ramesh Surve",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "743662",
    "name": "Living Room",
    "length": "7.75",
    "length1": "7",
    "length2": "9",
    "width": "15.67",
    "width1": "15",
    "width2": "8",
    "totalArea": "121.42",
    "images": [],
    "extraAreas": [],
    "finalArea": "121.42"
  },
]
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{
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    "label": "Square Feet"
  },
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  "name": "Bathroom",
  "length": "4.58",
  "length1": "4",
  "length2": "7",
  "width": "3.83",
  "width1": "3",
  "width2": "10",
  "totalArea": "17.57",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.57"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "WC",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "3.33",
  "width1": "3",
  "width2": "4",
  "totalArea": "13.61",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.61"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Passage",
  "length": "3.50",
  "length1": "3",
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"width": "3.75",
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"width2": "9",
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"finalArea": "13.12"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "7.75",
  "length1": "7",
  "length2": "9",
  "width": "8.17",
  "width1": "8",
  "width2": "2",
  "totalArea": "63.29",
  "images": [],
  "extraAreas": [],
  "finalArea": "63.29"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "label": "Draft Agreement",
      "value": "60ae124aaa6d152c1801b2f8"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "377930",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "225",
    "squareMeterArea": "20.9",
    "docFinalBuiltUp": "270",
    "docFinalBuiltUpSquareMeter": "25.08",
    "docBuiltupPercentage": "20",
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"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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],
"images": [],
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  "property": "Residential Flat",
  "area": "225",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "3550000",
  "expectedRate": "15777.78",
  "builtUpExpectedRate": "13148.15",
  "image": "cases/66050c075ca1625e50649f97/
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  "squareMeter": "20.90",
  "carpetArea": {
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    "squareMeterArea": "20.90",
    "expectedRate": "15777.78",
    "percentage": "",
    "isManual": false
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  "builtUpArea": {
    "area": "270.00",
    "squareMeterArea": "25.08",
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    "isManual": false
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": "",
    "isManual": false
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  "id": "671230"
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},
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  "printlnReport": true,
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  "area": "225",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "4629950",
  "expectedRate": "20577.56",
  "builtUpExpectedRate": "17147.96",
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  "carpetArea": {
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    "squareMeterArea": "20.90",
    "expectedRate": "20577.56",
    "percentage": "",
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    "percentage": "20",
    "isManual": false
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    "expectedRate": "0.00",
    "percentage": "",
    "isManual": false
  },
  "id": "947887"
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  "printlnReport": true,
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  "property": "Residential Flat",
  "area": "225",
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"builtUpPercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "5200000",
"expectedRate": "23111.11",
"builtUpExpectedRate": "18909.09",
"image": "cases/66050c075ca1625e50649f97/
indicator_1712294764317_Image.png",
"squareMeter": "20.90",
"carpetArea": {
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  "squareMeterArea": "20.90",
  "expectedRate": "23111.11",
  "percentage": "",
  "isManual": false
},
"builtUpArea": {
  "area": "275",
  "squareMeterArea": "25.55",
  "expectedRate": "18909.09",
  "percentage": "",
  "isManual": false
},
"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": "",
  "isManual": false
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{
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  "area": "230",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
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"expectedPrice": "4500000",
"expectedRate": "19565.22",
"builtUpExpectedRate": "16304.35",
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"squareMeter": "21.37",
"carpetArea": {
  "area": "230.00",
  "squareMeterArea": "21.37",
  "expectedRate": "19565.22",
  "percentage": "",
  "isManual": false
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"builtUpArea": {
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  "squareMeterArea": "25.64",
  "expectedRate": "16304.35",
  "percentage": "20",
  "isManual": false
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": "",
  "isManual": false
},
"id": "876249"
},
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  "status": false,
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  "name": "externalimg_1712295111435_IMG_20240404_123413.jpg",
  "path": "cases/66050c075ca1625e50649f97/
externalimg_1712295111435_IMG_20240404_123413.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "660f8cc853ae1660b1aa5486",
  "name": "externalimg_1712295111486_IMG_20240404_125050.jpg",
  "path": "cases/66050c075ca1625e50649f97/
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"orientation": "portrait"
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  "path": "cases/66050c075ca1625e50649f97/
externallmg_1712295111528_IMG_20240404_125052.jpg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "path": "cases/66050c075ca1625e50649f97/
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  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "path": "cases/66050c075ca1625e50649f97/
externallmg_1712295111613_IMG_20240404_125111.jpg",
  "orientation": "portrait"
},
{
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  "status": false,
  "_id": "660f8cc853ae1660b1aa548a",
  "name": "externallmg_1712295111644_IMG_20240404_130011.jpg",
  "path": "cases/66050c075ca1625e50649f97/
externallmg_1712295111644_IMG_20240404_130011.jpg",
  "orientation": "portrait"
},
{
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  "status": false,
  "_id": "660f8cc853ae1660b1aa548b",
  "name": "externallmg_1712295111685_IMG_20240404_130016.jpg",
  "path": "cases/66050c075ca1625e50649f97/
externallmg_1712295111685_IMG_20240404_130016.jpg",
  "orientation": "portrait"
}
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  },
  {
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    "name": "externallmg_1712295111729_IMG_20240404_130019.jpg",
    "path": "cases/66050c075ca1625e50649f97/
externallmg_1712295111729_IMG_20240404_130019.jpg",
    "orientation": "portrait"
  },
  {
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  "orientation": "portrait"
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},
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    "size": "151227",
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  },
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  {
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      "filename": "1712295238942_Summary_NewTSLIMBANU.xlsx",
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 207, 2nd Floor, Shantiniketan (Kandivali) S.R.A. Co-
op. Hsg. Soc. Ltd., Sector 9, Near Pawar Public School, Mahavir Nagar Extension, Off.
Poisar Gym Khana, Village - Kandivali, Kandivali (West)\t, Taluka - Borivali, District -
Mumbai Suburban, Mumbai, 400067, State - Maharashtra, India",
"updatedBy": "60eeaeddf3dd69653a581316",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Sudarshan Shinde",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Rupesh Ramesh Surve",
"purchaseValueAsPerDocument": "",
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"siteVisitContactNo": "9594208555",
"briefDescOfProperty": "Living Room + Kitchen + Bathroom + WC + Passage",
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"toBeAdded": "",
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"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Agreement",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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  "mall": false
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}
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Name	Length	Width	Total
Composition :			
Living Room	7'9"	15'8"	121.42
Bathroom	4'7"	3'10"	17.57
WC	4'1"	3'4"	13.61
Passage	3'6"	3'9"	13.12
Kitchen	7'9"	8'2"	63.29
Other Composition :			