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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "label": "Direct",
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Enforcement Of Security Interest Act, 2002",
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Enforcement_Of_Security_Interest_Act,_2002"
  },
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Enforcement_Of_Security_Interest_Act,_2002"
  },
  "toAssess": {
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  "creditOfficer": {
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      "_id": "663debf8cee94e7463444f7b"
    },
    "firstName": "Rupesh",
    "type": "CREDITOFFICER",
    "_id": "663debf8cee94e7463444f7d",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9507900846",
    "email": "stockexchange.mumbaisouth@bankofindia.co.in"
  },
  "fees": {
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    "propertyValue": "8500000",
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"discussWithPerson": "Rupesh",
"expectedFees": 4250,
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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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  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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  "alternateMobileNo": "",
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  "fax": "",
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  "sendStructuralCertificate": "0",
  "address": "P J Tower, Dalal Street, Fort Mumbai 400001"
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  "label": "Land & Building / Immovable Property"
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    "email": "shantilal@vastukala.org",
    "lastName": "Patel",
    "mobileNo": "9969039853",
    "shortName": "SHP",
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    "lastName": "Parekh ",
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    "designation": "",
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  "designation": "",
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        "label": "Wealth Tax"
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    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
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    "designation": "CMD",
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        "title": {
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    "label": "Wealth Tax"
  },
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    "key": "country",
    "value": "India",
    "label": false
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    "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "Andheri",
  "label": true
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"value": "9 of Town Planning Scheme No. III",
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  "value": "",
  "label": false
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  "value": "",
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  "label": true
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  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "value": "1234, 1234/1 to 4",
  "label": true
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "suburb",
  "value": "Vile Parle (West)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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  }
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  "ownership": {
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    "label": "Pvt. Ltd. Company Ownership"
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"populationGroupList": {
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Shreenath Shopping Centre",
  "south": "Zaveri Building",
  "east": "Slum Area & Sangam Arcade Building"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
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"whichTheLocalityIsServed": {
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  "privateCars": {
    "title": "Private Cars"
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"dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "1.\tFlat No. 101, 102, 103 & 104 are amalgamated on site with single entrance door.\n2.\tIdentification of individual flats could not be done during site inspection.\n3.\tElectricity supply is disconnected presently.\n4.\tProperty is vacant and under owner's possession. (Owner's Son was present during site inspection)\n5.\tResidential flats are merged and converted into single commercial office premises.\n6.\tFor the purpose of valuation we have considered area of the specific flat as per documents.",
  "depreciationPercentage": "33",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "33175",
  "depreciatedBuildingRate": "1675"
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"igrRate": {
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"igrImage": "cases/663df31a235f497497945e3c/igr_1718272686350_Image.png",
"squareMeterGuideLineRate": "235990.00",
"squareFeetGuideLineRate": "21924.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "78",
  "rate": "19609.00",
  "squareFeetGuideLineRate": "19609.00",
  "squareMeterGuideLineRate": "211073.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
    "value": "Office",
    "label": "Office"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
  "monthlyRent": "57,000/- Expected rental income per month of Residential Flat No.
101 only.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
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"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Along with Stilt Car Parking Space No. P - 12 admeasuring 120.00 Sq.
Ft. ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2002",
"fullDate": "1/1/2002"
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"label": "Residential cum Commercial"
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"label": "R.C.C. Framed Structure"
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"qualityOfConstruction": {
"value": "Good",
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"buildingSpecification": {
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},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
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"groundStilt": {
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"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "38",
"ageOfBuilding": "22",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "991.20",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
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"value": "Railway_Station",
"label": "Railway Station"
}
},
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routeMap_1718856698176_Image.png",
"routeLat": "19.100647",
"routeLng": "72.843331",
"stationName": "Vile Parle",
"routeDistance": "71.00 Mt."
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"finalLatLng": {
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    "name": "zvc5wm",
    "image": "cases/663df31a235f497497945e3c/
routeMap_1718856661828_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "superfineFinishQty": "0",
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  "extraCollapsibleGatesQty": "0",
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"totalpotentialValueRate": "0",
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  "number": "2307002",
  "dayCount": "6",
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"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "status": false
},
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  "label": "Window",
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "status": false
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  "floorsCompleted": "",
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    "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
    }
  ],
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      "orientation": "landscape"
    }
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      "orientation": "portrait"
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  "parkingImages": [],
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      "_id": "66694d81f605307b0195614c",
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    "name": "externallmg_1718176946953_1718176788996_image_8.jpeg",
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    "orientation": "landscape"
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    "path": "cases/663df31a235f497497945e3c/
externallmg_1718176955302_1718176788996_image_16.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "66694d81f605307b01956156",
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    "path": "cases/663df31a235f497497945e3c/
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    "orientation": "landscape"
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    "status": false,
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    "path": "cases/663df31a235f497497945e3c/
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    "orientation": "landscape"
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    "status": false,
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "status": false,
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    "orientation": "landscape"
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externallmg_1718177031788_1718176869883_image_16.jpeg",
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    "path": "cases/663df31a235f497497945e3c/
externallmg_1718177036063_1718176869883_image_19.jpeg",
    "orientation": "landscape"
  }
```



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externallmg_1718177080786_1718176929849_image_3.jpeg",
      "orientation": "landscape"
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    {
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      "_id": "66694d81f605307b01956171",
      "name": "externallmg_1718177081466_1718176929849_image_5.jpeg",
      "path": "cases/663df31a235f497497945e3c/
externallmg_1718177081466_1718176929849_image_5.jpeg",
      "orientation": "landscape"
    },
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      "_id": "66694d81f605307b01956175",
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      "path": "cases/663df31a235f497497945e3c/
externallmg_1718177084824_1718176929849_image_9.jpeg",
      "orientation": "landscape"
    }
  ],
  "compositionImages": [],
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  "carpetRateRange": {
    "min": "27978.00",
    "max": "40910.00"
  },
  "builtUpRateRange": {
    "min": "25435.00",
    "max": "34091.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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"ratePerUnit": "0.00",
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"status": true,
"isEditable": false
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Interior Decorations",
  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"title": "Electricity deposits / electrical fittings, etc",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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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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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
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"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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  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "826.00",
"empanelmentNo": [
  "KZO /CR/19-20/582"
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
"_id": "663df31a235f497497945e3c",
"invoices": [],
"ownerName": "Anugrah Stock and Broking Private Limited ",
"ownerPhoneNo": "9587950846",
"appAddress": "101 Nisrang co op Housing society \nBesant Road Vile parle W
\nMumbai ",
"remark": "",
"documents": [
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      "value": "60ae125baa6d152c1801b348",
      "label": "Deed of Transfer"
    },
    "inputs": {
      "documentDate": "15/05/2007",
      "from": {
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        "label": "Transferor"
      },
      "Transferor": "M/s. Subhnen Veneers Private Limited",
    }
  }
]
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"to": {
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  "label": "Transferee"
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"Transferee": "Anugrah Stock and Broking Private Limited"
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},
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    "label": "Title Search Report"
  },
  "inputs": {
    "documentDate": "05/06/2024",
    "remark": "issued by M. Rajkumar & Co."
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "277691",
  "path": "cases/663df31a235f497497945e3c/
document_1717844236581_Paresh_Mulji_Kariya_Flat_No__101.pdf",
  "fileName": "document_1717844236581_Paresh_Mulji_Kariya_Flat_No__101.pdf"
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  "documentType": {
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    "label": "Commencement Certificate"
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CE / 5590 / WS / AK"
  },
}
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    "uploadedBy": "627221f4afd7d55eddeddcb4",
    "createdAt": "Thu Jun 20 2024 10:31:28 GMT+0530 (India Standard Time)"
  },
  {
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      "value": "60ae1250aa6d152c1801b316",
      "label": "Part Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "07/10/2002",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "remark": "(Part O.C. is issued for part development work i.e. Stilt + 3 upper floors
only)",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "CE / 5590 / WS / AK"
    },
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    "fileName": "document_1718865425269_86443.pdf"
  }
],
"caseNumber": "008643",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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    "id": "123322",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri May 10 2024 15:42:42 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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{
  "name": "Anugrah Stock and Broking Private Limited ",
  "phone": "9587950846",
  "ownershipShare": "",
  "email": "",
  "id": "970076"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae125baa6d152c1801b348",
      "label": "Deed of Transfer"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "170919",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "826",
    "squareMeterArea": "76.74",
    "docFinalBuiltUp": "991.2",
    "docFinalBuiltUpSquareMeter": "92.088",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
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    "carpetArea": {
      "area": "793.00",
      "squareMeterArea": "73.67",
      "expectedRate": "35000.00",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "872.30",
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"squareMeterArea": "81.04",
"expectedRate": "31818.18",
"percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
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"property": "Flat",
"area": "793",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "https://maharera.mahaonline.gov.in",
"expectedPrice": "27755000",
"expectedRate": "35000.00",
"builtUpExpectedRate": "31818.18",
"image": "cases/663df31a235f497497945e3c/
indicator_1718272337440_Image.png",
"squareMeter": "73.67",
"id": "610014"
},
{
  "carpetArea": {
    "area": "716.77",
    "squareMeterArea": "66.59",
    "expectedRate": "28879.56",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "788.45",
    "squareMeterArea": "73.25",
    "expectedRate": "26254.04",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  }
}
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},
"printlnReport": true,
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"property": "Flat",
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"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "https://maharera.mahaonline.gov.in",
"expectedPrice": "20700000",
"expectedRate": "28879.56",
"builtUpExpectedRate": "26254.04",
"image": "cases/663df31a235f497497945e3c/
indicator_1718272410034_Image.png",
"squareMeter": "66.59",
"id": "927725"
},
{
  "carpetArea": {
    "area": "883.70",
    "squareMeterArea": "82.10",
    "expectedRate": "27977.82",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "972.07",
    "squareMeterArea": "90.31",
    "expectedRate": "25434.38",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66823a06b0ca930b846893f2",
  "property": "Flat",
  "area": "883.70",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
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"floor": "",
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Ltd., Plot No. 9 of Town Planning Scheme No. III, 5, Besant Road, Village - Vile Parle
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District - Mumbai Suburban, PIN Code - 400 056, State - Maharashtra, India",
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"landOtherRate": "31500",
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  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"reportGeneratedDate": "Mon Jul 01 2024 09:31:47 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-06-08",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"finalSaleablePercentage": "0",
"briefDescOfProperty": "",
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```

"carpetTotal": "0.00",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"extendOfSiteRemark": "",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 3233.00\n(Area as per Actual
Site Measurement of Amalgamated Residential Flat No. 101, 102, 103 & 104)",
"toBeAdded": ""
}

```

Name	Length	Width	Total
Composition :			
Other Composition :			