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    },
    "firstName": "S tirumala",
    "type": "CREDITOFFICER",
    "_id": "66f675eb0e53f82b0c615072",
    "email": "BorivliW.MumbaiNorth@bankofindia.co.in",
    "lastName": "Rao",
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  },
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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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  "initial": "BOI",
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  "email": "BorivliW.MumbaiNorth@bankofindia.co.in",
  "ledgerName": "",
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Railway Platform No 1, Borivli West Mumbai 400092"
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    "lastName": "Misal",
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    "role": "SITEENGINEER",
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    "lastName": "Gawde",
    "mobileNo": "9821646373",
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    "lastName": "Kajvilkar",
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    "designation": "",
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  "value": "",
  "label": false
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  "fittings": {
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    "label": "Middle Class"
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  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Residential Building",
    "east": "Road"
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  "asPerDocumentAgreement": {
    "north": "By the property bearing Survey No. 519(Old), New Survey No. 58",
    "west": "By the 100 Feet Road",
    "south": "By the property bearing Old Survey No. 517, New Survey No. 76-A",
    "east": "By the Layout Road"
  },
  "unitBoundaries": {
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      "east": "Staircase / Flat No. 2 & 3",
      "south": "Marginal Space",
      "west": "Shops"
    }
  },
}
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  "east": "Staircase / Flat No. 2 & 3",
  "south": "Marginal Space",
  "west": "Shops"
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"isDisplay": true,
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"whichTheLocalityIsServed": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Agreement Sale Plan, the composition of residential flat is Living + 2 Bedrooms + Kitchen + 3 WC + Bath + Store + Ovla (i.e. 2 BHK).",
"dateOfIssusApprovePlan": "Copy of Occupancy Certificate No. 10922/93-94 Dated 20.12.1993 issued by Mira Bhayander Municipal\nCorporation",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "1)\tAs per site inspection, flat is in poor condition. Structural steel for column is exposed and found the structural steel corroded which needs immediate structural repairs. RCC beam is supported by MS structure. <br />\n2)\tFlat is subdivided into 2 Flats of 1BHK & other 1 RK flat. Client has created 2 new entrances apart from existing entrance which is not in use. 1BHK unit is given on rent and 1RK unit is found vacant on site. <br />\n3)\tMeasurement not allowed at site<br />\n",
  "depreciationPercentage": "46.50000000000001",
  "depreciationRatioOfBuilding": "",

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"depreciatedCostOfConstruction": "7337.5",
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},
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  "rate": "70700",
  "landRate": "23000",
  "igrImage": "cases/66f68619fcad932b0b15bd20/igr_1728898048857_Image.png",
  "squareMeterGuideLineRate": "70700.00",
  "squareFeetGuideLineRate": "6568.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "69",
  "rate": "5194.00",
  "squareFeetGuideLineRate": "5194.00",
  "squareMeterGuideLineRate": "55913.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
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  "monthlyRent": "N.A.",
  "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 MBMC norms",
  "tenantName": "Mr. Nasim Khan",
  "maintenanceOfFlat": "Poor"
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"marketability": {
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"label": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "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"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "1993",
    "fullDate": "1/1/1993"
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  "planningArea": {
    "value": "Residential",
    "label": "Residential"
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  "typeOfStructure": {
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  "typeOfFoundation": {
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"value": "rcc",
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"label": "Information Not Available"
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"buildingSpecification": {
"value": "Average",
"label": "Average"
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"structuralSafety": {
"value": "Normal",
"label": "Normal"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
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"maintenancelssues": {
"value": "0",
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"visibleDamageInBuilding": {
"value": "0",
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  "label": "No"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "29",
"ageOfBuilding": "31",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Previous Valuation Report"
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    "routeLng": "72.856052",
    "stationName": "Mira Road",
    "routeDistance": "1.1 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "finallatLng": false
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    "name": "k46hwx",
    "image": "cases/66f68619fcad932b0b15bd20/
routeMap_1728623128678_Image.png"
  }
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
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"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
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"totalothersRate": "0",
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"distressValuePercentage": "70",
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"outward": {
  "status": true,
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  "number": "2308619",
  "dayCount": "1",
  "monthCount": "159",
  "generatedBy": "60eeaeddf3dd69653a581316"
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"rateVerify": {
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    "status": true
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    "isHideFloor": false,
    "status": false
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  "floorsCompleted": "",
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"externalPainting": {
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  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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  "status": true
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      "path": "cases/66f68619fcad932b0b15bd20/externallmg_1728622815871_external
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    }
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  "externalPhotos": [
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      "path": "cases/66f68619fcad932b0b15bd20/externallmg_1728622815863_external
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  "path": "cases/66f68619fcad932b0b15bd20/externallmg_1728622830425_external
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  "orientation": "portrait"
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    "orientation": "portrait"
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mage_20241010_at_182550.jpeg",
    "path": "cases/66f68619fcad932b0b15bd20/externallmg_1728622876184_external
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    "_id": "670d0a3b047abb34cb08f2ee",
    "name": "externallmg_1728907835217_1.jpg",
    "path": "cases/66f68619fcad932b0b15bd20/externallmg_1728907835217_1.jpg",
    "orientation": "portrait"
  }
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"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "9870.00",
    "max": "13044.00"
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    },
    "builtUpRateRange": {
      "min": "8225.00",
      "max": "10870.00"
    },
    "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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      "estimatedValue": "0.00",
      "status": true,
      "isEditable": false
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      "quantity": "0.00",
      "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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      "quantity": "0.00",
      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": true
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    "superfineFinish": {
      "title": "Superfine finish",
      "quantity": "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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  "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",
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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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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
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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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  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "750.00",
"empanelmentNo": [
  "MNZ :C&IC:VA: 19-20"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66f68619fcad932b0b15bd20",
"ownerName": "Mr. Salim Ismail Azad",
"ownerPhoneNo": "9930376658",
"appAddress": "Flat no 001 ground floor Mira Smruti CHSL Naya Nagar Mira road
East Thane 401107",
"remark": "documents pending hey ",
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"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Saurabh Builders",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Salim Ismail Azad",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "-"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1728899429686_Sale_Deed__1992.pdf",
    "path": "cases/66f68619fcad932b0b15bd20/
document_1728899429686_Sale_Deed__1992.pdf",
    "id": "958955",
    "uploadedBy": "60f91b6f344e052188ffd1fc",
    "createdAt": "Mon Oct 14 2024 15:20:30 GMT+0530 (India Standard Time)"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "20/12/1993",
      "nameOfApprovingAuthority": {
        "value": "Mira_Bhayander_Municipal_Corporation",
        "label": "Mira Bhayander Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
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  },
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  "displayStatus": false,
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  "path": "cases/66f68619fcad932b0b15bd20/document_1728899681330_OC.pdf",
  "fileName": "document_1728899681330_OC.pdf"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "remark": "bearing Nos. 1 to 5 having 5 Shares of Rs. 50/- each dated 03.08.1996
in the name of Mr. Salim Ismail Azad issued by Mira Smruti Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
  },
  "No": " 1"
},
  "isHardCopy": false,
  "displayStatus": false,
  "id": "830479",
  "path": "cases/66f68619fcad932b0b15bd20/
document_1728899852117_Share_Certificate.pdf",
  "fileName": "document_1728899852117_Share_Certificate.pdf"
}
],
"caseNumber": "011536",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "616950",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Sep 27 2024 15:46:57 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Salim Ismail Azad",
    "phone": "9930376658",
    "ownershipShare": ""
  }
]
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"email": "",
"id": "445452"
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],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "332453",
  "selectAreaTypeDocument": "Saleable",
  "totalAreaDocument": "750",
  "squareMeterArea": "69.68",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00"
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"images": [],
"indicatorArr": [
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    "squareMeterArea": "37.55",
    "expectedRate": "10515.38",
    "percentage": ""
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  "builtUpArea": {
    "area": "485.00",
    "squareMeterArea": "45.06",
    "expectedRate": "8762.89",
    "percentage": "20"
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}
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"property": "Residential Flat",
"area": "485",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "4250000",
"expectedRate": "10515.38",
"builtUpExpectedRate": "4250000",
"image": "cases/66f68619fcad932b0b15bd20/
indicator_1728897801977_Image.jpeg",
"squareMeter": "45.06",
"id": "379726"
},
{
  "carpetArea": {
    "area": "445.83",
    "squareMeterArea": "41.42",
    "expectedRate": "9869.23",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "535.00",
    "squareMeterArea": "49.70",
    "expectedRate": "8224.30",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Residential Flat",
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"area": "535",
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"builtUpExpectedRate": "4400000",
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"id": "295605"
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"carpetArea": {
"area": "575.00",
"squareMeterArea": "53.42",
"expectedRate": "13043.48",
"percentage": ""
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"builtUpArea": {
"area": "690.00",
"squareMeterArea": "64.10",
"expectedRate": "10869.57",
"percentage": "20"
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"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Residential Flat",
"area": "690",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "7500000",
"expectedRate": "13043.48",
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"builtUpExpectedRate": "7500000",
"image": "cases/66f68619fcad932b0b15bd20/
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"squareMeter": "64.10",
"id": "531779"
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"carpetArea": {
"area": "654.17",
"squareMeterArea": "60.77",
"expectedRate": "12229.24",
"percentage": ""
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"builtUpArea": {
"area": "785.00",
"squareMeterArea": "72.93",
"expectedRate": "10191.08",
"percentage": "20"
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"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printInReport": true,
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"property": "Residential Flat",
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"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "8000000",
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"squareMeter": "72.93",
"id": "610430"
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Composition :

Other
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