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  "creditOfficer": {
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    "firstName": "Amrish Kumar",
    "type": "CREDITOFFICER",
    "_id": "659294c9545844510d0e60d7",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "8757380668",
    "email": "1agmmums1067@centralbank.co.in"
  },
  "fees": {
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"organization": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Central Bank of India",
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  "initial": "CBI",
  "remark": "Temp",
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  "branchCode": "000018",
  "type": "BRANCH",
  "name": "Nariman Point Branch",
  "email": "agmmums1067@centralbank.co.in",
  "mobileNo": "(+91-22) 66387501",
  "alternateMobileNo": "",
  "address": "Chandermukhi, Ground Floor, Barrister Rajni Patel Marg, Mahatma Phule
Nagar, Nariman Point, Mumbai - 400 021, State - Maharashtra, Country - India.",
  "ledgerName": "CENTRAL BANK OF INDIA - NARIMAN POINT",
  "fax": "(+91-22)66361919, 22852657",
  "sendStructuralCertificate": "0"
},
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  "label": "Land & Building / Immovable Property"
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  "role": "PICKUPPERSON",
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  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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  "email": "pradnya@vastukala.org",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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    {
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      "dateTime": "2024-10-15",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
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  "label": true
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  "key": "CTSNo",
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  "label": true
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  "value": "L",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "Andheri (East)",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
  },
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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 "
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  }
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Internal Road ",
    "south": "Wing - A",
    "east": "Open Plot "
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
  },
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      "east": "Marginal Space ",
      "south": "Lift",
      "west": "Passage "
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    "asPerDocument": {
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  }
}
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    "taxies": {
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    "auto": {
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    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "As per site inspection, 2BHK Flat converted into 3BHK. ",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "i) As per Site Inspection, Actual Total Carpet area 714.00 Sq. Ft (Including Flowerbed Area and Dry Area) is more than Carpet area 590.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate is considered  
ii) As per site inspection, 2BHK Flat converted into 3BHK. ",
  "depreciationPercentage": "7.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "23582.5",
  "depreciatedBuildingRate": "2682.5"
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"igrRate": {
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  "rate": "150740",
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"landRate": "89770",
"igrImage": "cases/670802bd6d5ad2b2230bb7a5/igr_1729080519638_Image.png",
"squareMeterGuideLineRate": "150740.00",
"squareFeetGuideLineRate": "14004.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "95",
  "rate": "13721.00",
  "squareFeetGuideLineRate": "13721.00",
  "squareMeterGuideLineRate": "147692.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "85,000/- Present rental income per month ",
  "assessmentNo": "Property Tax Receipt No. 2023ACR04298692",
  "taxPaidHolderName": "Mr. Amit Joshi & Mr. Sundeep Yashroy ",
  "taxAmount": "Rs. 11,656/-",
  "electricityServiceConnectionNo": "CA No. 152416870",
  "meterCardHolderName": "Spenta Builders Pvt. Ltd.",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"label": "6\" Thk. Brick Masonery"
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"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "One Basement Car Parking bering No. B1-G7",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
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"month": "1",
"year": "2019",
"fullDate": "1/1/2019"
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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"
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"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
"label": "Good"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
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"label": "Yes"
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"groundStilt": {
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"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "2",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "708.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "19.097583",
    "routeLng": "72.882250",
    "stationName": "Saki Naka ",
    "routeDistance": "1.00 Km. ",
    "routeStation": {
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      "label": "Metro Station"
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    "name": "fhk7m9",
    "image": "cases/670802bd6d5ad2b2230bb7a5/
routeMap_1729144872553_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "dayCount": "5",
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    "status": false
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  "status": false
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  "status": false
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      "orientation": "portrait"
    }
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      "orientation": "portrait"
    },
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externallmg_1729048831666_1729048828001_image_2.jpeg",
      "orientation": "portrait"
    },
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      "orientation": "portrait"
    }
  ],
}
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "status": false,
  "_id": "670f3106dc9f609d03cad129",
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  "orientation": "portrait"
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  "status": false,
  "_id": "670f3106dc9f609d03cad127",
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  "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "27746.00"
  },
  "builtUpRateRange": {
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    "max": "23122.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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  "isEditable": true
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
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}
},
taskStatus": {
  "SITE_INSPECTION": true,
  "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",
leadType": {
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  "value": "LEAD"
},
siteVisitType": "PARTIAL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
finalValuationArea": "590.00",
empanelmentNo": [
  "SMRO /CREDIT/2017-18/1311"
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"ownerName": "Mrs. Babli Singh & Mr. Anjay Arvind Kumar ",
"ownerPhoneNo": "9987713842",
"appAddress": "B/204 \nPalazzio Co op Housing society \nAditya mill compound
\nsteel pu\n\nAndheri Kurla road \nsakinaka \nAndheri East ",
"remark": "Retail loan officer \nstaff ",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "01/06/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Amit Joshi & Mr. Sundeep Yashroy ",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Babli Singh & Mr. Anjay Arvind Kumar ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "12275 / 2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "537876",
    "path": "cases/670802bd6d5ad2b2230bb7a5/
document_1728577793805_1728577789826_PALAZZIO_AGREEMENT.pdf",
    "fileName":
"document_1728577793805_1728577789826_PALAZZIO_AGREEMENT.pdf"
  },
  {
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"documentType": {
  "value": "60ae1250aa6d152c1801b316",
  "label": "Part Occupancy Certificate"
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"inputs": {
  "documentDate": "28/02/2019",
  "nameOfApprovingAuthority": {
    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CHE / ES / 0091 / L-N / 337(New) - BCC / Amend(1)"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/670802bd6d5ad2b2230bb7a5/
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"id": "493375",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu Oct 17 2024 10:25:54 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Society Share Certificate"
  },
  "inputs": {
    "documentDate": "19/03/2021",
    "remark": " issued by Palazzio Co-Op. Hsg. Soc. Ltd",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Mrs. Babli Singh & Mr. Anjay Arvind Kumar ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "50"
  },
  "isHardCopy": false,
  "displayStatus": false,
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"createdAt": "Thu Oct 17 2024 10:28:51 GMT+0530 (India Standard Time)"
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{
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    "label": "Electricity Bill"
  },
  "inputs": {
    "number": {
      "value": "CA_No",
      "label": "CA No"
    },
    "CA_No": "152416870 dated 28.03.2024 in the name of Spenta Builders Pvt. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1729141421836_Light_Bill.pdf",
  "path": "cases/670802bd6d5ad2b2230bb7a5/
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  "id": "612081",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Thu Oct 17 2024 10:33:41 GMT+0530 (India Standard Time)"
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    "label": "Property Tax Receipt"
  },
  "inputs": {
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "2023ACR04298692 dated 27.07.2023 in the name of Mr. Amit Joshi & Mr.
Sundeep Yashroy "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1729141676300_Tax_Bill.pdf",
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"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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  "id": "431409",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Thu Oct 10 2024 22:07:17 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mrs. Babli Singh & Mr. Anjay Arvind Kumar ",
  "phone": "9987713842",
  "ownershipShare": "",
  "email": "",
  "id": "237050"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "229664",
  "name": "Passage",
  "length": "5.92",
  "length1": "5",
  "length2": "11",
  "width": "2.67",
  "width1": "2",
  "width2": "8",
  "totalArea": "15.78",
  "images": [],
  "extraAreas": [
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      "measurementType": {
        "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "_id": "67109edc47c6f80b8c4f222b",
  "name": "Extra ",
  "extraAreaType": "Add",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "15.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "_id": "67109efe47c6f80b8c4f2277",
  "name": "Extra ",
  "extraAreaType": "Add",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "12.00"
}
],
"finalArea": "42.78"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Living Room",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "6.92",
  "width1": "6",
  "width2": "11",
  "totalArea": "72.05",
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"images": [],
"finalArea": "72.05",
"extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "13.00",
  "width1": "13",
  "width2": "00",
  "totalArea": "130.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "130.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "7.75",
  "length1": "7",
  "length2": "9",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "58.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "58.12"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
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"length1": "4",
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"totalArea": "29.17",
"images": [],
"extraAreas": [],
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  "images": [],
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    },
    "name": {
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  }
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    "path": "cases/670802bd6d5ad2b2230bb7a5/
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      "orientation": "portrait"
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      "path": "cases/670802bd6d5ad2b2230bb7a5/
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"createdAt": "Fri Oct 11 2024 12:06:18 GMT+0530 (India Standard Time)",
"uploadedBy": "5fc78e26625ecd20ec1f88e9"
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  "filename": "1729052964175_Calculation_2__singh.xlsx",
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processingDocuments/1729052964175_Calculation_2__singh.xlsx",
  "size": "16148",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
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      "role": "MAKER+CHECKER",
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      "lastName": "Sarmalkar",
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    "note": "Value shared",
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"updatedAt": "2024-10-17T06:32:42.712Z",
"__v": 0,
"assignmentType": {
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```

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"label": "Retail"
},
"fullAddress": "Residential Flat No. B-204, 2nd Floor, Wing - B, Palazzio Co-Op. Hsg.
Soc. Ltd., Aditya Mill Compound, Safed Pul, Andheri Kurla Road, Sakinaka, Village -
Mohili, Municipality Ward No. L, Andheri (East), Taluka - Kurla, District - Mumbai
Suburban, PIN - 400 072, State - Maharashtra, Country - India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "62727444afd7d55eddee092c",
"contactPersonName": "Mr. Anjay Arvind Kumar ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9987713842",
"siteVisitDate": "2024-10-15",
"buildingServicesRate": "2900",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 590.00",
"flatRate": "23800",
"landOtherRate": "20900",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
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"extendOfSiteRemark": "",
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"finalCarpetArea": "714.11",
"finalSalableArea": "864.07",
"otherCarpetTotal": "129",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 585.00\nDry Balcony Area in Sq.
Ft. = 27.00\nFlower Bed Area in Sq. Ft. = 102.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Passage + 2 Toilet +
Store Room",
```

```

"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "129.17",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "leasePremium": "",
    "leaseRent": "",
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    "leaseTo": "",
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    "leaseDate": ""
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},
"reportGeneratedDate": "Thu Oct 17 2024 09:37:49 GMT+0530 (India Standard Time)"
}

```

| Name | Length | Width | Total |
|---------------|--------|--------|--------|
| Composition : | | | |
| Passage | 5'11" | 2'8" | 15.78 |
| Living Room | 10'5" | 6'11" | 72.05 |
| Bedroom | 10'00" | 13'00" | 130.00 |
| Kitchen | 7'9" | 7'6" | 58.12 |
| Toilet | 4'2" | 7'0" | 29.17 |
| Store Room | 5'5" | 4'11" | 26.63 |
| Bedroom | 9'9" | 9'11" | 96.69 |
| Bedroom | 10'00" | 9'9" | 97.50 |
| Toilet | 8'00" | 4'00" | 32.00 |

Other
Composition :

| | | | |
|------------------|--------|--------|-------|
| Dry Balcony Area | 27'00" | 1'00" | 27.00 |
| Flower Bed Area | 3'5" | 10'00" | 34.17 |