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{
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    "firstName": "Nitesh",
    "type": "CREDITOFFICER",
    "_id": "6745ac0de34a0461d8c1c447",
    "email": "bmnagp3822@centralbank.co.in",
    "lastName": "Khedikar",
    "mobileNo": "",
    "workMobileNo": "7507774102"
  },
  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"mobileNo": "8879011615",
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"email": "binu@vastukala.org",
"lastName": "Moozhickal",
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"firstName": "Manoj",
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      "remark": "MANUAL_IN_TASK"
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  "label": false
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  "label": true
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  "label": false
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    "label": "R.C.C. slab"
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    "label": "Vitrified Tile Flooring"
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"whetherCoveredUnderAnyState": {
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  "west": "Building No. 125",
  "south": "Road",
  "east": "Road"
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"asPerDocumentAgreement": {
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  "west": "Building No. 125",
  "south": "18.00 Meter Wide Road",
  "east": "12.25 Meter Wide Road"
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"unitBoundaries": {
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    "south": "Marginal Space",
    "west": "Lift & Passage"
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  "asPerDocument": {
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  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "+ Balcony Area.",
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No.MHADA-86/868/2023 Dated 14.02.2023 issued by MHADA",
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"compoundWall": ""
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciatedCostOfConstruction": "20000.00",
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Building Under Construction",
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  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MHADA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"label": "R.C.C. slab"
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  "label": "Proposed Municipal Water Supply"
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"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
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  "label": "R.C.C. Framed Structure"
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"label": "Designed as per I.S. codes"
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"label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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"label": "Proposed, Yes"
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},
"maintenanceOfTheBuilding": {
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"label": "Building Under Construction"
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"visibleDamageInBuilding": {
"value": "Building_Under_Construction",
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
"value": "Proposed,_Yes",
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"groundStilt": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
"estimatedAge": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "17",
"flatFloorNo": "15",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
  "area": "720.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1732859281844_Image.png",
    "routeLat": "19.063222",
    "routeLng": "72.886222",
    "stationName": "Tilak Nagar",
    "routeDistance": "1.5 km.",
    "routeStation": {
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      "label": "Railway Station"
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routeMap_1732859042071_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
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  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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    "status": true
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    "status": true
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    "status": true
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  "status": true
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  "status": true
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  "status": true
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  "status": true
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  "status": true
}
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      "orientation": "portrait"
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  "name": "Living Room",
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allmg_1732728518332_1732728510753_image_12.jpeg",
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    "orientation": "portrait"
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  "builtUpRateRange": {
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    "max": "21330.00"
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  "saleableRateRange": {
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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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"isExternalReport": false,
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"ownerName": "Smt. Prafullata Nareshchandra Kawale",
"ownerPhoneNo": "9967286693",
"appAddress": "FLAT NO 1504 B WING ETERNAL BLDG NEHRU NAGAR KURLA
EAST MUMBAI 400024",
"remark": "contact person Naresh kawale 9967286693",
"documents": [
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    "label": "Agreement for sale"
  },
  "inputs": {
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    "from": {
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      "label": "Promoter"
    },
    "Promoter": "Advait Builders And Developers",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Smt. Prafullata Nareshchandra Kawale",
    "number": {
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      "label": "Registration No"
    },
    "Registration_No": "4780/2023"
  },
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{
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  },
},
"inputs": {
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    "label": "Maharashtra Housing And Area Development Authority"
  },
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"number": {
  "value": "No",
  "label": "No"
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"No": " MH/EE/(B.P)/GM/MHADA-22/868/2021"
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ncement_Certificates___NA_Order_for_plotted_development.pdf",
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der_for_plotted_development.pdf"
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},
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    "label": "Maharashtra Housing And Area Development Authority"
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  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " MHADA-86/868/2023"
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"fileName": "document_1732864074212_6_Building_Plan_Approval___NA_Order_for_plotted_development.pdf"
},
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"caseNumber": "012614",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "619295",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 26 2024 11:43:45 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Smt. Prafullata Nareshchandra Kawale",
    "phone": "9967286693",
    "ownershipShare": "",
    "email": "",
    "id": "190414"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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    "label": "Square Feet"
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  "length2": "7",
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  "width1": "10",
  "width2": "1",
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  "images": [],
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  "extraAreas": []
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  "name": "Passage",
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  "width": "3.75",
  "width1": "3",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "9.33",
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  "length2": "4",
  "width": "7.08",
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  "length": "5.50",
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  "length2": "6",
  "width": "2.58",
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  "width2": "7",
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "11.42",
  "width1": "11",
  "width2": "5",
  "totalArea": "107.51",
  "images": [],
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  "finalArea": "107.51"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

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},
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  "name": "Toilet",
  "length": "6.83",
  "length1": "6",
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  "width1": "4",
  "width2": "1",
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  "images": [],
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.17",
  "length1": "10",
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  "width": "12.17",
  "width1": "12",
  "width2": "2",
  "totalArea": "123.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "123.69"
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "4.33",
  "length1": "4",
  "length2": "4",
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  "width1": "7",
  "width2": "3",
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"images": [],
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"otherComposition": [
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"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Balcony Area",
"value": "Balcony_Area"
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"measurementType": {
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"label": "Square Feet"
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"length2": "00",
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"width1": "10",
"width2": "00",
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"images": [],
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"percentageBeforeTotal": "20.00",
"percentage": "100"
}
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"externalReport": [],
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{
"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "800387",
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"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "655",
"squareMeterArea": "60.85",
"docFinalBuiltUp": "720.5",
"docFinalBuiltUpSquareMeter": "66.935",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
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"carpetArea": {
"area": "353.00",
"squareMeterArea": "32.79",
"expectedRate": "23127.48",
"percentage": ""
},
"builtUpArea": {
"area": "388.30",
"squareMeterArea": "36.07",
"expectedRate": "21024.98",
"percentage": "10"
},
"saleableArea": {
"area": "465.96",
"squareMeterArea": "43.29",
"expectedRate": "17520.82",
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"property": "Flat",
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"areaType": "Carpet",
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"source": "Housing.Com",
"expectedPrice": "8164000",
"expectedRate": "23127.48",
"builtUpExpectedRate": "21024.98",
"image": "cases/6745b471e34a0461d8c1d184/
indicator_1732796649970_Image.png",
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    "expectedRate": "23462.78",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "63.16",
    "expectedRate": "21329.80",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "75.79",
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    "percentage": "20"
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  "saleablePercentage": "20",
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  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "14500000",
  "expectedRate": "23462.78",
  "builtUpExpectedRate": "21329.80",
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  "squareMeter": "57.41",
  "id": "636976"
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    "squareMeterArea": "49.52",
    "expectedRate": "21593.50",
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  "squareMeterArea": "65.36",
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"id": "468231"
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    "squareMeterArea": "63.16",
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    "percentage": "10"
  },
  "saleableArea": {
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  "floor": "",
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  }
}
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  "filename": "1732796944196_PRAFULLATA_NARESHCHANDRA_KAWLE__Flat_N
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},
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Kurla (East), Mumbai, PIN - 400 024, State - Maharashtra, India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Harshal Jadav",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Site Person",
"rerald": "",
"siteVisitContactNo": "7506920348",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 655.00",
"flatRate": "20000",
"landOtherRate": "17200",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Passage + 2 Toilet",
"carpetTotal": "571.4899999999999",
"otherCarpetTotal": "20.00",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "20.00",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "650.64",
```

```

"finalCarpetArea": "591.49",
"finalSalableArea": "650.64",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "All the above areas are within 10% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"reportGeneratedDate": "Fri Nov 29 2024 06:57:40 GMT+0000 (Coordinated Universal Time)",
"siteVisitDate": "2024-11-26",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
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    "leaseDate": ""
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}
}
}

```

Name	Length	Width	Total
Composition :			
Living Room	16'7"	10'1"	167.21
Passage	8'11"	3'9"	33.44
Kitchen	9'4"	7'1"	66.11
Passage	5'6"	2'7"	14.21
Bedroom	9'5"	11'5"	107.51
Toilet	6'10"	4'1"	27.90

Bedroom	10'2"	12'2"	123.69
Toilet	4'4"	7'3"	31.42
Other Composition :			
Balcony Area	2'00"	10'00"	20.00