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Enforcement Of Security Interest Act, 2002",
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    "firstName": "Mahesh Batra",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b942310df",
    "email": "0_default_powai.mumbainorth@bankofindia.co.in",
    "mobileNo": "0_DEFAULT_022-28581470",
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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"
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  "mobileNo": "02228581469",
  "alternateMobileNo": "",
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\r\nMumbai\r\n\r\nMaharashtra\r\n\r\nPincode: 400072",
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  "siteEngineer": {
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    "lastName": "Singh",
    "mobileNo": "8454863607",
    "designation": "",
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    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
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    "lastName": "Chalikwar",
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        "label": "Chartered Engineer"
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    "label": "Aluminium Sliding Windows with window grills"
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  }
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Sane Guruji Nagar Marg",
    "east": "Wing - A"
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  "asPerDocumentAgreement": {
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    "west": "By Existing Hanuman Nagar Public Road ",
    "south": "By Public Road (12.20 Mtrs. Wide Road)",
    "east": "By CTS No. 50(Part), Subhash Nagar Society "
  },
  "unitBoundaries": {
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      "south": "Lobby ",
      "west": "Lift"
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    "asPerDocument": {
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      "east": "Details not available ",
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  }
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  "taxies": {
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  "auto": {
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  "privateCars": {
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  "documentsBuildingBoundaries": []
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  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
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"squareMeterGuideLineRate": "160470.00",
"squareFeetGuideLineRate": "14908.00"
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"igrFinalRate": {
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  "depreciationPercentage": "92",
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  "squareFeetGuideLineRate": "14286.00",
  "squareMeterGuideLineRate": "153778.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
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  "tenantName": "Mr. Dinesh Rathod",
  "maintenanceOfFlat": "Good "
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    "label": "6\" Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Stilt Car Parking Space ",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2016",
    "fullDate": "1/1/2016"
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  "planningArea": {
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    "label": "Residential"
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    "label": "R.C.C. Framed Structure"
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Good"
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  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
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  "label": "Yes"
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  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "10",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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    "routeLng": "72.838417",
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    "routeDistance": "800 Mtrs.",
    "routeStation": {
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      "label": "Metro Station"
    }
  }
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  "type": "Point"
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  "finallatlng": false
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    "name": "irfhcc",
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routeMap_1734693221778_Image.png"
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"distressValuePercentage": "70",
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "status": false
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  "percentage": "0.00",
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  "status": false
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  "status": false
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  "status": false
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  "status": true
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "externallmg_1734167968591_1734167932774_image_13.jpeg",
    "path": "cases/6754216fcfae933db22b98a0/
externallmg_1734167968591_1734167932774_image_13.jpeg",
    "orientation": "portrait"
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    "_id": "675d4da1bc26c2bda04fd227",
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    "path": "cases/6754216fcfae933db22b98a0/
externallmg_1734167965420_1734167932774_image_6.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1734167960060_1734167932774_image_2.jpeg",
    "path": "cases/6754216fcfae933db22b98a0/
externallmg_1734167960060_1734167932774_image_2.jpeg",
    "orientation": "portrait"
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"compositionImages": []
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  "builtUpRateRange": {
    "min": "16902.00",
    "max": "21687.00"
  },
  "saleableRateRange": {
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    "max": "18073.00"
  }
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    "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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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"others": {
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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",
"leadType": {
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "670.00",
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"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
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"paymentIds": [],
"_id": "6754216fcfae933db22b98a0",
"ownerName": "Mr. Nitin Omprakash Singh ",
"ownerPhoneNo": "9821926598",
"appAddress": "Flat No 203 Second Floor B Wing Raj Residency Goregaon Nav
Jagruti CHS LTD Subhash Nagar New Hanuman Nagar Goregaon West Mumbai-
400104",
"remark": "",
"documents": [
  {
    "documentType": {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Raj Builders & Developers ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Nitin O. Singh ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "6575 / 2016"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "435970",
    "path": "cases/6754216fcfae933db22b98a0/
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    "fileName":
"document_1733566688106_1733566685031_DOC20241207WA0002.pdf"
  },
  {
    "documentType": {
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      "label": "Amended Commencement Certificate"
    },
  },

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"inputs": {
  "documentDate": "07/01/2009",
  "nameOfApprovingAuthority": {
    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CHE / 9670 / BP(WS) / AP"
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"id": "484676",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Dec 20 2024 09:40:08 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012928",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "771632",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Dec 07 2024 10:20:31 GMT+0000 (Coordinated Universal Time)"
  }
]
],
"owners": [
  {
    "name": "Mr. Nitin Omprakash Singh ",
    "phone": "9821926598",
    "ownershipShare": "",
    "email": "",
    "id": "643750"
  }
]
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Living Room",
  "length": "18.50",
  "length1": "18",
  "length2": "6",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
  "totalArea": "189.62",
  "images": [],
  "finalArea": "189.62",
  "extraAreas": []
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{
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    "label": "Square Feet"
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  "name": "Dining",
  "length": "6.75",
  "length1": "6",
  "length2": "9",
  "width": "6.67",
  "width1": "6",
  "width2": "8",
  "totalArea": "45.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "45.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "10.83",
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  "length2": "10",
  "width": "9.17",
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"width2": "2",
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"images": [],
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "10.25",
  "length1": "10",
  "length2": "3",
  "width": "9.83",
  "width1": "9",
  "width2": "10",
  "totalArea": "100.79",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.79"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "6.67",
  "length1": "6",
  "length2": "8",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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},
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  "name": "Passage",
  "length": "2.25",
  "length1": "2",
  "length2": "3",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "7.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "7.12"
},
{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "6",
  "name": "Bedroom",
  "length": "12.67",
  "length1": "12",
  "length2": "8",
  "width": "11.92",
  "width1": "11",
  "width2": "11",
  "totalArea": "150.94",
  "images": [],
  "extraAreas": [],
  "finalArea": "150.94"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "3.25",
  "width1": "3",
  "width2": "3",
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"otherComposition": [],
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"typeofDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "960324",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "670",
"squareMeterArea": "62.25",
"docFinalBuiltUp": "804",
"docFinalBuiltUpSquareMeter": "74.7",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"images": [],
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"area": "691.67",
"squareMeterArea": "64.26",
"expectedRate": "26023.97",
"percentage": ""
},
"builtUpArea": {
"area": "830.00",
"squareMeterArea": "77.11",
"expectedRate": "21686.75",
"percentage": "20"
},
"saleableArea": {
"area": "996.00",
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"squareMeterArea": "92.53",
"expectedRate": "18072.29",
"percentage": "20"
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"printlnReport": true,
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"property": "Flat",
"area": "830",
"builtUpPercentage": "20",
"saleablePercentage": "20",
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"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "18000000",
"expectedRate": "26023.97",
"builtUpExpectedRate": "18000000",
"image": "cases/6754216fcfae933db22b98a0/
indicator_1734684265838_Image.png",
"squareMeter": "77.11",
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},
{
"carpetArea": {
"area": "591.67",
"squareMeterArea": "54.97",
"expectedRate": "20281.58",
"percentage": ""
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"builtUpArea": {
"area": "710.00",
"squareMeterArea": "65.96",
"expectedRate": "16901.41",
"percentage": "20"
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"saleableArea": {
"area": "852.00",
"squareMeterArea": "79.15",
"expectedRate": "14084.51",
"percentage": "20"
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"property": "Flat",
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"builtUpPercentage": "20",
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"saleablePercentage": "20",
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"areaType": "Built_Up",
"floor": "",
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"expectedRate": "20281.58",
"builtUpExpectedRate": "12000000",
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"id": "904873"
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  "carpetArea": {
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    "squareMeterArea": "54.42",
    "expectedRate": "20487.26",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "65.30",
    "expectedRate": "17072.62",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "843.46",
    "squareMeterArea": "78.36",
    "expectedRate": "14227.11",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "67652fd2fe1fd12ff214674c",
  "property": "Flat",
  "area": "702.88",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "12000000",
  "expectedRate": "20487.26",
  "builtUpExpectedRate": "12000000",
  "image": "cases/6754216fcfae933db22b98a0/
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"squareMeter": "65.30",
"id": "100841"
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{
  "carpetArea": {
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    "squareMeterArea": "60.31",
    "expectedRate": "21566.00",
    "percentage": ""
  },
  "builtUpArea": {
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Navjagruti Co-Op. Hsg. Soc. Ltd., Subhash Nagar, New Hanuman Road, Motilal Nagar
Road No. 3, Village - Pahadi Goregaon (West), Goregaon (West), Taluka - Borivali,
District - Mumbai Suburban , PIN - 400104, State - Maharashtra, Country - India",
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"email": "",
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"ownershipShare": "",
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"reald": "",
"siteVisitContactNo": "9821926598",
"siteVisitDate": "2024-12-13",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
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"flatRate": "22000",
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    "value": "Independent_Building"
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"builtupPercentage": "10",
"carpetTotal": "640.53",
"extendOfSiteRemark": "\nAll the above areas are within 4% 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.",
"finalBuiltupArea": "704.58",
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"finalSaleablePercentage": "0",
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"reportGeneratedDate": "Fri Dec 20 2024 08:59:17 GMT+0000 (Coordinated Universal Time)"

}

Name	Length	Width	Total
Composition :			
Living Room	18'6"	10'3"	189.62
Dining	6'9"	6'8"	45.00
Bedroom	10'10"	9'2"	99.31
Kitchen	10'3"	9'10"	100.79
Toilet	6'8"	3'9"	25.00
Passage	2'3"	3'2"	7.12
Bedroom	12'8"	11'11"	150.94
Toilet	7'00"	3'3"	22.75
Other Composition :			