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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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    },
    "firstName": "Rohit ",
    "type": "CREDITOFFICER",
    "_id": "66de81ed3389c50dfa6b064b",
    "email": "1brmgr415@mahabank.co.in",
    "lastName": "Patil",
    "mobileNo": "9212400402",
    "workMobileNo": "9212400402"
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  "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"
},
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
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  "initial": "BOM",
  "remark": "Temp",
  "status": true
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  "email": "brmgr415@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
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  "value": "Residential"
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"zone": {
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  "zoneName": "Mumbai City Zone"
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"role": "PICKUPPERSON",
"firstName": "Ravindra",
"email": "ravindrakasare186@gmail.com",
"lastName": "Kasare",
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"shortName": "RBK",
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"role": "SITEENGINEER",
"firstName": "Barkat",
"email": "barkathodekar68@gmail.com",
"lastName": "Hodekar",
"mobileNo": "8879011615",
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"shortName": "Barkat",
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"rateVerifier": {
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"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
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"designation": "",
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  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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        "number": "IBBI/RV/07/2018/10366"
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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"fatherName": "Baburao"
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  "value": "BANK"
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  "visitedDate": [
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      "dateTime": "2024-10-16",
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      "dateTime": "2024-10-15",
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      "dateTime": "2024-10-16",
      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "value": "Mazgaon Division",
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  "value": "Mumbai Main",
  "label": true
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  "value": "Mumbai",
  "label": false
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  "label": true
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  "value": "AAA",
  "label": true
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "key": "selectNo",
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  "label": false
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  "label": true
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  "label": true
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  "label": false
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  "value": "Ferbunder",
  "label": false
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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iring_with_Concealed.",
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"label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."

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"finishing": {

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}

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"general": {

"ownership": {

"value": "Joint_Ownership",

"label": "Joint Ownership"

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"populationClassList": {

"value": "MiddleClass",

"label": "Middle Class"

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"populationGroupList": {

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"label": "Urban"

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"townplanApprovedByList": {

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"label": "Municipal Corporation of Greater Mumbai (MCGM)"

}

"whetherCoveredUnderAnyState": {

"value": "No",

"label": "No"

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"asPerActualAgreement": {

"north": "Sanghavi Bhawan",

"west": "Rambhau Bhogale Marg",

"south": "Under Construction Building",

"east": "Mill"

}

"asPerDocumentAgreement": {

"north": "CS No. 753 & 752 (As per",

"west": "Rambhau Bhogale Marg (As\nper RERA)",

"south": "CS No. 2 750 & 750 (As per\nRERA)",

"east": "CS No. 9 671 & 2 671 (As\nper RERA)"

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"unitBoundaries": {

"asPerActual": {

"north": "External visit only",

"east": "External visit only",

"south": "External visit only",

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"west": "External visit only"
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  "east": "Lift & Passage (As per Plan)",
  "south": "Marginal Space (As per Plan)",
  "west": "Marginal Space (As per Plan)"
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"isDisplay": true,
"title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "Approved Building Plan, the composition of proposed
\nresidential flat is Living + Dining + 2 Bedrooms + 2 Toilets + Kitchen + Service Slab +
Passage (i.e. 2 BHK with 2 Toilets)",
"dateOfIssusApprovePlan": "Approved Building Plan No. EB/6713/E/A dated
31.12.2021 issued by Municipal Corporation of Greater Mumbai.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "As building is under construction internal visit not allowed at site, the
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  "depreciationPercentage": "",
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"depreciatedBuildingRate": ""
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  "rate": "153480",
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  "squareMeterGuideLineRate": "184176.00",
  "squareFeetGuideLineRate": "17111.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "153480.00",
  "squareMeterGuideLineRate": "184176.00",
  "squareFeetGuideLineRate": "17111.00"
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"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "Rs.81,000/- Expected Rental Income per month after completion.",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available\n9.",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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"label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "Proposed 6" Thk. Brick Masonery"
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  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed On Car Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
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  "asthetikLook": {
    "value": "Proposed_Plain_Looking",
    "label": "Proposed Plain Looking"
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  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2025",
    "fullDate": "1/1/2025"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
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  "typeOfStructure": {
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    "label": "Proposed R.C.C Framed Structure"
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  "typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
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"label": "Proposed Standard"
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"structuralSafety": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "Proposed_Connected_to_Municipal_Sewerage_System_",
"label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
"value": "UnderConstruction",
"label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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"label": "Building Under Construction"
},
"maintenancelssues": {
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"visibleDamageInBuilding": {
"value": "Building_Under_Construction",
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "4",
"noOfAmenityFloors": "2",
"noOfFloors": "54",
"flatFloorNo": "36",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "894.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1734777397355_Image.png",
    "routeLat": "18.984361",
    "routeLng": "72.841250",
    "stationName": "Cotton Green",
    "routeDistance": "900m",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
}
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},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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"locationMapImg": [
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    "id": "3buvpe",
    "name": "3buvpe",
    "image": "cases/676655f81f06b62faf37970c/
routeMap_1734777246011_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
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"outward": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
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    "isHideFloor": false,
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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"label": "Internal Brick Work",
"floorsCompleted": "39",
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"percentage": "1.61",
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"door": {
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"floorsCompleted": "29",
"percentage": "1.15",
"isHideFloor": false,
"status": true
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"window": {
"label": "Window",
"floorsCompleted": "29",
"percentage": "1.15",
"isHideFloor": false,
"status": true
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"floorsCompleted": "29",
"percentage": "4.60",
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"status": true
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  "label": "Internal Painting",
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  "isHideFloor": false,
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},
"externalPainting": {
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  "floorsCompleted": "",
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  "status": true
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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  "status": true
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"floorsCompleted": "",
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"selectedBuildUpValue": "894.30",
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"reportImages": {
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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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"compositionImages": []
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    "min": "33619.00",
    "max": "42106.00"
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  "builtUpRateRange": {
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    "max": "38278.00"
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  "saleableRateRange": {
    "min": "25469.00",
    "max": "31898.00"
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  }
},
"wardrobes": {
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"quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "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": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "676655f81f06b62faf37970c",
"ownerName": "Jiya Rajesh Jain",
"ownerPhoneNo": "9820125285",
"appAddress": "flat no .3601 36 th floor Bldg wing AAA vardhanon flora 1st phase
Rambhau Marg village mazgaon ",
"remark": "kamble sir ",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Vardhman Developers Limited, a Company",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Jiya Rajesh Jain, Sakshi Rajesh Jain & Kalpana Rajesh Jain",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      }
    }
  }
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  "fileName": "document_1734770133840_Kalpana_Jain_Sakshi_Jain_jiya_Jain_property_documents.pdf"
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{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "08/03/2022",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " EB/6713/E/A/FCC/2/Amend"
},
  "isHardCopy": false,
  "displayStatus": false,
  "id": "478085",
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  "fileName": "document_1734779377957_CC.pdf"
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "number": {
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      "label": "No"
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  },
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    "fileName": "document_1734780017482_P51900008829__1.pdf"
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      "label": "Approved Building Plan"
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        "label": "Municipal Corporation of Greater Mumbai"
      },
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        "label": "No"
      },
      "No": " EB/6713/E/A"
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    "fileName": "document_1734780079685_Approved_Plan.pdf"
  }
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"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Dec 21 2024 05:45:28 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Jiya Rajesh Jain",
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"phone": "9820125285",
"ownershipShare": "",
"email": "",
"id": "699167"
},
{
  "name": "Sakshi Rajesh Jain",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "158528"
},
{
  "name": "Kalpana Rajesh Jain",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "113064"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "219765",
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    "totalAreaDocument": "813",
    "squareMeterArea": "75.53",
    "docFinalBuiltUp": "894.3",
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    "docBultupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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],
"images": [],
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      "expectedRate": "38210.37",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "950.00",
      "squareMeterArea": "88.26",
      "expectedRate": "34736.84",
      "percentage": "10"
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    "saleableArea": {
      "area": "1140.00",
      "squareMeterArea": "105.91",
      "expectedRate": "28947.37",
      "percentage": "20"
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    "area": "950",
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    "saleablePercentage": "20",
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    "expectedPrice": "33000000",
    "expectedRate": "38210.37",
    "builtUpExpectedRate": "33000000",
    "image": "cases/676655f81f06b62faf37970c/indicator_1734770258372_Image.png",
    "squareMeter": "88.26",
    "id": "402738"
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    "carpetArea": {
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      "squareMeterArea": "88.26",
      "expectedRate": "42105.26",
      "percentage": ""
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  },
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"builtUpArea": {
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  "squareMeterArea": "97.08",
  "expectedRate": "38277.51",
  "percentage": "10"
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"saleableArea": {
  "area": "1254.00",
  "squareMeterArea": "116.50",
  "expectedRate": "31897.93",
  "percentage": "20"
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"areaType": "Carpet",
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"expectedRate": "42105.26",
"builtUpExpectedRate": "38277.51",
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"id": "993190"
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    "squareMeterArea": "69.21",
    "expectedRate": "33618.79",
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  "builtUpArea": {
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    "squareMeterArea": "76.13",
    "expectedRate": "30562.54",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "91.36",
    "expectedRate": "25468.78",
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    "percentage": "20"
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  "printlnReport": true,
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  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
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  "expectedRate": "33618.79",
  "builtUpExpectedRate": "30562.54",
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  "squareMeter": "69.21",
  "id": "450014"
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    "squareMeterArea": "90.49",
    "expectedRate": "33767.97",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "99.54",
    "expectedRate": "30698.15",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "119.44",
    "expectedRate": "25581.79",
    "percentage": "20"
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  "area": "974",
  "builtUpPercentage": "10",
  "saleablePercentage": "20",
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  "areaType": "Carpet",
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"expectedRate": "33767.97",
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"image": "cases/676655f81f06b62faf37970c/indicator_1734770510208_Image.png",
"squareMeter": "90.49",
"id": "309421"
}
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g_1729140754393_1729140751633_image_0.jpeg",
  "orientation": "portrait"
},
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  "status": false,
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33_image_1.jpeg",
  "path": "cases/676655f81f06b62faf37970c/externallmg_1734776751233_externallm
g_1729140754420_1729140751633_image_1.jpeg",
  "orientation": "portrait"
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  "status": false,
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  "name": "externallmg_1734776751251_externallmg_1729140754440_17291407516
33_image_2.jpeg",
  "path": "cases/676655f81f06b62faf37970c/externallmg_1734776751251_externallm
g_1729140754440_1729140751633_image_2.jpeg",
  "orientation": "portrait"
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{
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  "status": false,
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  "path": "cases/676655f81f06b62faf37970c/externalImg_1734776751294_externallm
g_1729140754550_1729140751633_image_4.jpeg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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Municipality Ward No. E, Ferbunder, District - Mumbai Main, Mumbai, PIN - 400 033,
State - Maharashtra, India",
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Composition :			
Other Composition :			