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{
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    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b942312a9",
    "email": "0_default_pratibha.bhatia@cosmosbank.in",
    "mobileNo": "0_DEFAULT_022-26762671",
    "workMobileNo": "0_DEFAULT_91-9820701094"
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  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
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  "remark": "Temp",
  "status": true
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  "email": "pratibha.bhatia@cosmosbank.in",
  "mobileNo": "02226762671",
  "alternateMobileNo": "02226762672",
  "address": "Shop no 7, Dhanashree Heights Building No 42, Off Veera Desai Road
Andheri (West) Mumbai 400053",
  "ledgerName": "",
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    "designation": "",
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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    "south": "Apna Bazar Road",
    "east": "Karmayog Building No. 27"
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    "west": "By Building No. 25",
    "south": "By 12.2 Wide D. P. Road",
    "east": "By Building No. 27"
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  }
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    "auto": {
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    "privateCars": {
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      "status": true
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  "extraDetailOfProperty": " ( i.e. BHK with 2 Toilets )",
  "dateOfIssusApprovePlan": "Approved Building Plan No. MHADA-106/1036/2022 dated 24.01.2022 issued by Maharashtra Housing & Area Development Authority.",
  "approvePlanVerified": "Yes",
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  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
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    "label": "Superior White"
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"apfDetails": {
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"remark": "1.\tThe building under consideration is Ground Partly for Stilts (Partly with double height) + Society Office at Leval + 1st to 18th Upper Residential Floors as per Approved Amended IOA Plans No. MH / EE / (B.P.) / GM / MHADA-106 / 1036 / 2022 dated 24.01.2022, but the Building has received Part Occupancy Certificate No. MH / EE / (B.P.) / GM / MHADA-106 / 1036 / 2022 Dated 12.08.2022 issued by MHADA comprising of Stilt for Parking + 1st to 10th Upper Floors.
\n2.\tThe property under consideration is on the 6th floor, hence it may be considered property has completed as per Part Occupancy Certificate. The flat under consideration can be considered as completed.
\n3.\tThe flat is under owner's possession and owner occupied.
\n4.\tAs on date Fair Market Value of the property is Rs. 2,63,70,000.00
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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    "label": "Under Construction"
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  "asthetikLook": {
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  "label": "Building Under Construction"
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"protAgainstNatDis": {
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  "label": "Designed as per I.S. codes"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
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  "label": "Building Under Construction"
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  "label": "No"
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"provisionOfFirefighting": {
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  "label": "Yes"
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  "label": "Proposed Stilt"
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  "label": "As per RERA Certificate"
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"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
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    "name": "f65b6",
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  }
]
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  "status": true
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  "status": true
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  "percentage": "2.07",
  "isHideFloor": false,
  "status": true
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  "status": true
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  "floorsCompleted": "12",
  "percentage": "1.36",
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  "floorsCompleted": "12",
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  "status": true
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  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
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  "status": true
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  "status": true
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      "path": "cases/676a47e4fe1fd12ff21647e1/externalimg_r_1735120574465_externalimg_r_1735112402602_TimePhoto_20241224_170515.jpg",
      "orientation": "portrait"
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  ],
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    "path": "cases/676a47e4fe1fd12ff21647e1/externallmg_r_1735120609818_externa  
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    "orientation": "portrait"  
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    "path": "cases/676a47e4fe1fd12ff21647e1/externallmg_r_1735120609664_externa  
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"compositionImages": [  
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    "orientation": "portrait"  
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  {  
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  "name": "Living Room",
  "path": "cases/676a47e4fe1fd12ff21647e1/externallmg_r_1735120609769_externa
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  "name": "Living Room",
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    "orientation": "portrait"
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    "max": "35884.00"
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  "builtUpRateRange": {
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    "max": "32621.00"
  },
  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "status": true,
  "isEditable": true
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"potentialValue": {
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"status": true,
"isEditable": true
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"title": "Others / Car Parking",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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totalValues": {
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"status": true,
"isEditable": false
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taskStatus": {
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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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siteVisitType": "FULL",
isExternalReport": false,
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],
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Hansa Manilal Shah",
"ownerPhoneNo": "9769460494",
"appAddress": "Flat no 603 6 th floor Bldg Vengulkars Chaitra Azad Nagar off Veera
Desai Road Andheri West Mumbai 400053",
"remark": "",
"documents": [
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    },
    "inputs": {
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      "from": {
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        "label": "Developers"
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      "Developers": "M/s. Vengurlekars Shree Sai Builders And Developers Private
Limited, through its Director Shri. Vijay M. Vengurlekar",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": " Mrs. Hansa Manilal Shah & Mr. Chirag Manilal Shah (Extra Area
Purchaser/s)"
    },
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  },
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  },
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      "label": "No"
    }
  },
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"fileName": "document_1735124605567_P51800005637_1.pdf"
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      "label": "Maharashtra Housing And Area Development Authority"
    }
  },
  "number": {
    "value": "No",
    "label": "No"
  }
},
  "No": " MH/EE/BPCell/GM/MHADA-106/1036/2023"
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"path": "cases/676a47e4fe1fd12ff21647e1/document_1735124888157_2_Commenc
ement_Certificates___NA_Order_for_plotted_development_1.pdf",
"fileName": "document_1735124888157_2_Commencement_Certificates___NA_Or
der_for_plotted_development_1.pdf"
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{
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"label": "Part Occupancy Certificate"
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    "label": "Maharashtra Housing And Area Development Authority"
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  "number": {
    "value": "No",
    "label": "No"
  },
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"isHardCopy": false,
"displayStatus": true,
"id": "203192",
"path": "cases/676a47e4fe1fd12ff21647e1/document_1735125094852_1_Occupancy_Certificate__Completion_Certificate__Architects_certificate_of_completion_for_plotted_development.pdf",
"fileName": "document_1735125094852_1_Occupancy_Certificate__Completion_Certificate__Architects_certificate_of_completion_for_plotted_development.pdf"
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    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " MHADA-106/1036/2022"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/676a47e4fe1fd12ff21647e1/document_1735128589823_2_Copy_of_Layout_Approval_in_case_of_layout.pdf",
  "fileName": "document_1735128589823_2_Copy_of_Layout_Approval_in_case_of_layout.pdf"
}
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}
],
"caseNumber": "013292",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "id": "134851",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Dec 24 2024 05:34:28 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Hansa Manilal Shah",
    "phone": "9769460494",
    "ownershipShare": "",
    "email": "",
    "id": "826344"
  },
  {
    "name": "Mr. Chirag Manilal Shah",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "265919"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "851196",
    "name": "Living Room",
    "length": "11.17",
    "length1": "11",
    "length2": "2",
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    "width1": "18",
    "width2": "9",
    "totalArea": "209.37",
    "images": []
  }
]
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"extraAreas": [],
"finalArea": "209.37"
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  "measurementType": {
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  "name": "Kitchen",
  "length": "6.50",
  "length1": "6",
  "length2": "6",
  "width": "14.75",
  "width1": "14",
  "width2": "9",
  "totalArea": "95.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "95.87"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "Passage",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "3.83",
  "width1": "3",
  "width2": "10",
  "totalArea": "14.37",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.37"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Toilet",
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"length": "7.83",
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"length2": "10",
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"width1": "3",
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"totalArea": "29.37",
"images": [],
"extraAreas": [],
"finalArea": "29.37"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "Bedroom",
  "length": "11.25",
  "length1": "11",
  "length2": "3",
  "width": "11.08",
  "width1": "11",
  "width2": "1",
  "totalArea": "124.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "124.69"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Passage",
  "length": "2.75",
  "length1": "2",
  "length2": "9",
  "width": "7.58",
  "width1": "7",
  "width2": "7",
  "totalArea": "20.85",
  "images": [],
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  "finalArea": "20.85"
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  },
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    "gstNo": "18AABCT3518Q1ZZ",
    "panNo": "ABCDE1234A",
    "email": "vastukalamumbai@vastukala.com",
    "phone": "9819670183",
    "address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E),
Mumbai - 400 093",
    "shortName": "VCIPL",
    "type": "ORGANIZATION",
    "city": "Mumbai",
    "ownerEmail": "umang@vastukala.org",
    "ownerName": "Umang Patel"
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      "lastName": "Moozhickal",
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profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
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"fullAddress": "Residential Flat No. 603, 6th Floor, Building No 26, Vengurlekars
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Chaitra, Azad Nagar, Off Veera Desai Road, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India",
"updatedBy": "60eeaeddf3dd69653a581316",
"addressForMap": "",
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"contactPersonName": "Ms. Nisha Shah",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
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"relationWithOwner": "Wife of Mr. Chirag Shah",
"reald": "",
"siteVisitContactNo": "9769460494",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 3 Passage + 2 Toilet + Cupboard",
"carpetTotal": "796.68",
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"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "\nAll 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": "",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement For Permanent Alternate Accomodation",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"buildingServicesRate": "3000",
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    "leasePremium": "",
    "leaseRent": "",
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    "leaseFrom": "",
    "leaseTo": "",
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    "leaseDate": ""
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"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
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}

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Name	Length	Width	Total
Composition :			
Living Room	11'2"	18'9"	209.37
Kitchen	6'6"	14'9"	95.87
Passage	3'9"	3'10"	14.37
Toilet	7'10"	3'9"	29.37
Bedroom	11'3"	11'1"	124.69
Passage	2'9"	7'7"	20.85
Cupboard	5'6"	6'1"	33.46
Bedroom	10'7"	8'8"	91.72
Passage	2'11"	7'10"	22.85
Toilet	6'7"	3'10"	25.24

Bedroom	9'8"	13'4"	128.89
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Other
Composition :
