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{
  "typeOfReport": {
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  "toAssess": {
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    },
    "firstName": "Vinay",
    "type": "CREDITOFFICER",
    "_id": "6661559a46c7a930aad2db0e",
    "lastName": "Ranjan",
    "mobileNo": "",
    "workMobileNo": "9682353165",
    "email": "brmgr82@mahabank.co.in"
  },
  "fees": {
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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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  "name": "Bank Of Maharashtra",
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  "initial": "BOM",
  "remark": "Temp",
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"branch": {
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  "name": "GOREGAON (WEST) BRANCH",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "bom82@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
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\nMumbai - 400 062."
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"zone": {
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  "pickupPerson": {
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    "email": "misalsunil87@gmail.com",
    "lastName": "Misal",
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    "shortName": "SM",
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  },
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    "email": "barkathodekar68@gmail.com",
    "lastName": "Hodekar",
    "mobileNo": "8879011615",
    "designation": "Site Engg",
    "shortName": "Barkat",
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    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
    "shortName": "SH",
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  {
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    "lastName": "Chalikwar",
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      "remark": ""
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      "remark": "MANUAL_IN_TASK"
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "label": false
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  "key": "suburb",
  "value": "Kanjurmarg (East)",
  "label": false
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    "label": "R. C. C. Slab"
  },
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    "label": "Partly Vitrified & Partly Wooden Flooring"
  },
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  }
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    "label": "Urban"
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  "townplanApprovedByList": {
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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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  "asPerActualAgreement": {
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    "west": "Sujal Apartment - 1",
    "south": "Internal Road ",
    "east": "Daffodil Tower - B"
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  "asPerDocumentAgreement": {
    "north": "Dattar Colony / Municipal Road",
    "west": "Land belonging to Railways and proposed DP Road",
    "south": "Land belonging to Susneh Infrapark Pvt. Ltd.",
    "east": "Dattar Colony / Municipal Road"
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  "unitBoundaries": {
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      "east": "Marginal Space",
      "south": "Marginal Space",
      "west": "Flat No. 501"
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    "asPerDocument": {
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      "south": "Details not available",
      "west": "Details not available"
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  }
}
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    "taxies": {
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    "auto": {
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    },
    "privateCars": {
      "title": "Private Cars"
    }
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  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
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  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "depreciatedBuildingRate": ""
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  "rate": "161790",
  "landRate": "70480",
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  "squareMeterGuideLineRate": "169880.00",
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"squareFeetGuideLineRate": "15782.00"
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"igrFinalRate": {
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  "squareMeterGuideLineRate": "169880.00",
  "squareFeetGuideLineRate": "15782.00"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
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  "monthlyRent": "50,000/- Expected rental income per month",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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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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  "roof": {
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"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
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  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Along with One Car Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
},
"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": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"materialUsedList": {
  "value": "Good",
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"buildingSpecification": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"value": "ground",
"label": "Ground"
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"yearOfConstructionAsPer": {
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"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "",
"noOfPodium": "4",
"noOfAmenityFloors": "",
"noOfFloors": "50",
"flatFloorNo": "5",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
"area": "794.20",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMapDetail": {
"routeMapImg": "cases/6778e4674dad6a51548f7493/
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"routeLat": "19.133954",
"routeLng": "72.935096",
"stationName": "Kanjur Marg",
"routeDistance": "1.2 Km.",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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}
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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    "status": true
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    "status": false
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    "isHideFloor": false,
    "status": false
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    "status": false
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  "status": false
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  "status": false
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  ],
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      "orientation": "portrait"
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      "orientation": "portrait"
    }
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    }
  ]
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    "name": "Living Room",
    "path": "cases/6778e4674dad6a51548f7493/
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    "orientation": "portrait"
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    "name": "Bedroom",
    "path": "cases/6778e4674dad6a51548f7493/
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    "orientation": "portrait"
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    "status": false,
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  "builtUpRateRange": {
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    "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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"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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"ownerName": "Hemlata Gupta ",
"ownerPhoneNo": "9920090373",
"appAddress": "Flat No A- 0502 5th floor Tower A IVY Runwal Bliss Kanjurmarg East
Mumbai - 400042",
"remark": "",
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      "value": "60ae1254aa6d152c1801b326"
    },
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "EVIE Real Estate Private Limited",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Hemlata Gupta",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "20995/2023"
    },
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reagaon_West_Kanjur_Marg_Porpty.pdf"
  },
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  "fileName": "document_1735975969867_1735975967818_Hemlata_Gupta.pdf"
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  "documentType": {
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    "label": "Grant of Permission to mortgage Flat Letter"
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  "inputs": {
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  },
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  "path": "cases/6778e4674dad6a51548f7493/
document_1735975998866_1735975994033_Hemlata_Gupta.pdf",
  "fileName": "document_1735975998866_1735975994033_Hemlata_Gupta.pdf"
},
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "P51800001670"
  },
  "isHardCopy": false,
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"createdAt": "Thu Jan 16 2025 09:02:17 GMT+0000 (Coordinated Universal Time)"
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "26/12/2018",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "CHE/ES/1699/S/337(NEW)/FCC/5/Amend"
},
"isHardCopy": false,
"displayStatus": true,
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"id": "729783",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Thu Jan 16 2025 09:03:27 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
  },
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      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  }
},
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"Document_No": "CHE / ES / 1699 / S / 337 (NEW) / OCC / 2 / New dated
22.06.2023"
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"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Thu Jan 16 2025 09:04:00 GMT+0000 (Coordinated Universal Time)"
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],
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"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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"id": "799628",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Sat Jan 04 2025 07:33:59 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Hemlata Gupta ",
"phone": "9920090373",
"ownershipShare": "",
"email": "",
"id": "517074"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"label": "Square Feet"
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"length1": "20",
"length2": "00",
"width": "10.00",
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"width2": "00",
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    "label": "Square Feet"
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  "id": "1",
  "name": "Dining",
  "length": "13.08",
  "length1": "13",
  "length2": "1",
  "width": "2.67",
  "width1": "2",
  "width2": "8",
  "totalArea": "34.89",
  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "length": "8.00",
  "length1": "8",
  "length2": "00",
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  "width1": "4",
  "width2": "2",
  "totalArea": "33.33",
  "images": [],
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  }
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  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "70.00",
  "images": [],
  "extraAreas": [],
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  "name": "Passage",
  "length": "11.33",
  "length1": "11",
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  "width2": "5",
  "totalArea": "38.72",
  "images": [],
  "extraAreas": [],
  "finalArea": "38.72"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "5.33",
  "length1": "5",
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  "width1": "3",
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  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
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  "width1": "10",
  "width2": "00",
  "totalArea": "100.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.00"
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    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "8.17",
  "length1": "8",
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  "width2": "6",
  "totalArea": "36.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.75"
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    "label": "Square Feet"
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  "id": "8",
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"width2": "5",
"totalArea": "17.65",
"images": [],
"extraAreas": [],
"finalArea": "17.65"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "9",
  "name": "Bedroom",
  "length": "14.00",
  "length1": "14",
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  "extraAreas": [],
  "finalArea": "140.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
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      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "67.08",
    "totalAreaDocument": "722",
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"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "124660"
}
],
"images": [],
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"assignmentType": {
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"fullAddress": "Residential Flat No. A - 0502, 5th Floor, Wing - Tower - A, IVY Runwal
```

Bliss, Crompton Greaves Compound, Village - Kanjur, Municipality Ward No. S - Ward, Kanjurmarg (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 042, State - Maharashtra, India",

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"buildingServicesRate": "3000",
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```

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"finalSaleablePercentage": "0",
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"finalCarpetArea": "687.34",
"finalSalableArea": "831.68",
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"toBeAdded": "",
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17.00\nTotal Carpet Area in Sq. Ft. = 722.00\n(Area as per Agreement for Sale)\n\nAll
the above areas are within 05% 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
\n\n",
"siteMeasurementRemark": "",
"reportGeneratedDate": "Thu Jan 16 2025 00:00:00 GMT+0000 (Coordinated
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"siteVisitDate": "2025-01-06",
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"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Living Room	20'00"	10'00"	200.00
Dining	13'1"	2'8"	34.89
Toilet	8'00"	4'2"	33.33
Kitchen	10'00"	7'00"	70.00
Passage	11'4"	3'5"	38.72
Passage	5'4"	3'00"	16.00
Bedroom	10'00"	10'00"	100.00
Toilet	8'2"	4'6"	36.75
Passage	5'2"	3'5"	17.65

Bedroom	14'00"	10'00"	140.00
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Other
Composition :
