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{
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    },
    "firstName": "P K ",
    "type": "CREDITOFFICER",
    "_id": "6673c9d559d44b137cf607c6",
    "email": "Kalbadevi.MumbaiSouth@bankofindia.co.in",
    "lastName": "Chaudhary",
    "mobileNo": "",
    "workMobileNo": "9137941408"
  },
  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "initial": "BOI",
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  "mobileNo": "02222056394",
  "alternateMobileNo": "",
  "address": "Round Building,Shamaldas Gandhi Marg,Mumbai-400002",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"lastName": "KAJWE",
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"workWithDocumentMaker": ""
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  "email": "v.sarmalkar@vastukala.org",
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  "mobileNo": "9004437379",
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    "lastName": "Chalikwar",
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      "label": "Chartered Engineer"
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    "value": "",
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  "value": "",
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  "label": true
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  "flooring": {
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"label": "Proposed Vitrified tiles flooring"
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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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  "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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"finishing": {
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  "label": "Proposed Cement Plastering"
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    "label": "Higher Middle Class"
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Gulmohar Cross Road No. 12",
    "south": "Cross Road No. 10",
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"east": "Ramakrishna Society"
},
"asPerDocumentAgreement": {
  "north": "Plot No. 138, 139, 140",
  "west": "40' Wide Road",
  "south": "40' Wide Road",
  "east": "Plot No. 134"
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  "asPerActual": {
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    "east": "Building Under Construction",
    "south": "Building Under Construction",
    "west": "Building Under Construction"
  },
  "asPerDocument": {
    "north": "Lift & Flat No. 1202",
    "east": "Marginal Space",
    "south": "Marginal Space",
    "west": "Marginal Space"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
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  "buses": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Residential Flat is Living + Dining + 4 Bedrooms + Kitchen + Store Room + 5 Toilets + Open Balcony + Dry Yard (i.e 4 BHK).",
"dateOfIssusApprovePlan": "Approved Building Plan No. Mhada/104/421/2023 dated 19.10.2023 issued by MHADA.\n",
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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
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"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
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Smt. Gopa Jayesh Desai - 35% and & Shri. Jash Jayesh Desai - 30%",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "294940",
  "landRate": "153550",
  "igrImage": "cases/678b3fe5601c90e696225e62/igr_1737518363651_Image.png",
  "squareMeterGuideLineRate": "324434.00",
  "squareFeetGuideLineRate": "30141.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "294940.00",
  "squareMeterGuideLineRate": "324434.00",
  "squareFeetGuideLineRate": "30141.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "3,60,000.00 (For fully furnished flat on completion of building).",
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"taxPaidHolderName": "Building Under Construction",
"taxAmount": "Building Under Construction",
"electricityServiceConnectionNo": "Building Under Construction",
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"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed 3 Car Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
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    "label": "Proposed Plain Looking"
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  "dateOfConstruction": {
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"year": "2026",
"fullDate": "1/1/2026"
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "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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  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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  "value": "UnderConstruction",
  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
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  "label": "Proposed, Yes"
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"groundStilt": {
  "value": "Proposed_Ground",
  "label": "Proposed Ground"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "16",
"flatFloorNo": "12",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeLng": "72.830972",
    "stationName": "Vile Parle",
    "routeDistance": "3.1 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
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    "type": "Point"
  },
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    "finallatLng": false
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      "id": "dkm5ab",
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routeMap_1737372571038_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
  "showcasesQty": "0",
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"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
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"outward": {
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  "date": "Wed Jan 22 2025 06:08:40 GMT+0000 (Coordinated Universal Time)",
  "number": "2310156",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "percentage": "5",
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"rccPlinth": {
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  "percentage": "5",
  "isHideFloor": false,
  "status": true
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"fullBuildingRcc": {
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  "floorsCompleted": "18",
  "percentage": "28.8",
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  "status": true
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  "floorsCompleted": "14",
  "percentage": "3.92",
  "isHideFloor": false,
  "status": true
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"externalBrickWork": {
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  "floorsCompleted": "14",
  "percentage": "3.92",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"externalPlastering": {
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  "percentage": "0.00",
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  "status": true
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"door": {
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"floorsCompleted": "",
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"floorsCompleted": "",
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"status": true
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  "floorsCompleted": "",
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  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "46.64",
  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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  "selectedBuildUpValue": "1950.30",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "_id": "678dd3d5290edae64f1a7970",
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    "orientation": "portrait"
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    "path": "cases/678b3fe5601c90e696225e62/
externallmg_r_1737348052466_TimePhoto_20250118_160820.jpg",
    "orientation": "portrait"
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  {
    "status": false,
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    "path": "cases/678b3fe5601c90e696225e62/
externallmg_r_1737348052571_TimePhoto_20250118_160857.jpg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "53582.00"
  },
  "builtUpRateRange": {
    "min": "45821.00",
    "max": "48711.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
  }
}
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"isEditable": false
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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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  "quantity": "0.00",
  "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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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "1773.00",
"empanelmentNo": [
  "KZO/CR/19-20/582"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "DELIVERED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "678b3fe5601c90e696225e62",
"ownerName": "Marriott Realtors Private Limited",
"ownerPhoneNo": "9029292210",
"appAddress": "Flat No 1203 12th Floor Shelton Elite 12 Gulmohar Cross Road JVPD
Vile Parle West Mumbai - 400049",
"remark": "Urgent Case",
"documents": [
  {
    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "remark": " (Made in January 2025)",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Marriott Realtors Private Limited",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      }
    }
  }
],
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"Allottee": "Shri. Jayesh Thakorbhai Desai, Smt. Gopa Jayesh Desai & Shri. Jash Jayesh Desai"
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"isHardCopy": false,
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"fileName": "document_1737179054943_1737179052227_DRAFT_AGREEMENT_FOR_SALESHELTON_ELITE_1.docx"
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{
  "documentType": {
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    "label": "Further Commencement Certificate"
  },
  "inputs": {
    "remark": " No. MH/EE/(BP)/GM/MHADA-104/421/2024/FCC/1/Mew dated 14/02/2024 issued by MHADA."
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "192106",
  "path": "cases/678b3fe5601c90e696225e62/document_1737375904865_4_Commencement_Certificates___NA_Order_for_plotted_development.pdf",
  "fileName": "document_1737375904865_4_Commencement_Certificates___NA_Order_for_plotted_development.pdf"
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{
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "number": {
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      "label": "No"
    }
  },
  "No": " P51800046724"
},
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  "displayStatus": false,
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  },
  "inputs": {
    "documentDate": "19/10/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " Mhada/104/421/2023"
},
"isHardCopy": false,
"displayStatus": false,
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"fileName": "document_1737377089837_11_Building_Plan_Approval___NA_Order_for_plotted_development.pdf"
}
],
"caseNumber": "013745",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "855403",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jan 18 2025 05:45:09 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Marriott Realtors Private Limited",
    "phone": "9029292210",
    "ownershipShare": "",
    "email": "",
    "id": "277911"
  }
]
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],
"proposePurchasers": [
  {
    "name": "Shri. Jayesh Thakorbbhai Desai",
    "phone": "",
    "email": "",
    "ownershipShare": "35"
  },
  {
    "name": "Smt. Gopa Jayesh Desai",
    "phone": "",
    "email": "",
    "ownershipShare": "35"
  },
  {
    "name": "Shri. Jash Jayesh Desai",
    "phone": "",
    "email": "",
    "ownershipShare": "30"
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "581755",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "1773",
    "squareMeterArea": "164.72",
    "docFinalBuiltUp": "1950.30",
    "docFinalBuiltUpSquareMeter": "181.19",
    "docBultupPercentage": "10",
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    "docFinalSaleableSquareMeter": "0.00"
  }
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],
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      "expectedRate": "52961.08",
      "percentage": ""
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    "builtUpArea": {
      "area": "1950.30",
      "squareMeterArea": "181.19",
      "expectedRate": "48146.44",
      "percentage": "10"
    },
    "saleableArea": {
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      "expectedRate": "0.00",
      "percentage": ""
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    "area": "1773",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "floor": "",
    "source": "magic_bricks",
    "expectedPrice": "93900000",
    "expectedRate": "52961.08",
    "builtUpExpectedRate": "48146.44",
    "image": "cases/678b3fe5601c90e696225e62/
indicator_1737518076438_Image.png",
    "squareMeter": "164.72",
    "id": "861302"
  },
  {
    "carpetArea": {
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      "squareMeterArea": "164.72",
      "expectedRate": "53581.50",
      "percentage": ""
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  }
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  "expectedRate": "0.00",
  "percentage": ""
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"id": "153974"
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{
  "carpetArea": {
    "area": "1242.00",
    "squareMeterArea": "115.39",
    "expectedRate": "50402.82",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1366.20",
    "squareMeterArea": "126.92",
    "expectedRate": "45820.75",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
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"percentage": ""
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "62600302.00",
"expectedRate": "50402.82",
"builtUpExpectedRate": "45820.75",
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"id": "499411"
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"squareMeterArea": "115.39",
"expectedRate": "51865.42",
"percentage": ""
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"builtUpArea": {
"area": "1366.20",
"squareMeterArea": "126.92",
"expectedRate": "47150.38",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "67906d7ee8de494786e844cf",
"property": "Flat",
"area": "1242",
"builtUpPercentage": "10",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "64416853.00",
"expectedRate": "51865.42",
"builtUpExpectedRate": "47150.38",
"image": "cases/678b3fe5601c90e696225e62/
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"squareMeter": "115.39",
"id": "950397"
}
],
"externalImages": [
{
"type": "EXTERNAL_IMAGES",
"status": false,
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"name": "externalImg_r_1737348052392_IMG20250117145244.jpg",
"path": "cases/678b3fe5601c90e696225e62/
externalImg_r_1737348052392_IMG20250117145244.jpg",
"orientation": "landscape"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "678dd3d4290edae64f1a7961",
"name": "externalImg_r_1737348052411_IMG20250117145250.jpg",
"path": "cases/678b3fe5601c90e696225e62/
externalImg_r_1737348052411_IMG20250117145250.jpg",
"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
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"_id": "678dd3d4290edae64f1a7962",
"name": "externalImg_r_1737348052396_IMG20250117145249.jpg",
"path": "cases/678b3fe5601c90e696225e62/
externalImg_r_1737348052396_IMG20250117145249.jpg",
"orientation": "portrait"
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"_id": "678dd3d4290edae64f1a7963",
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    "name": "externallmg_r_1737348052413_IMG20250117145257.jpg",
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "678dd3d4290edae64f1a7964",
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    "path": "cases/678b3fe5601c90e696225e62/
externallmg_r_1737348052427_IMG20250117145258.jpg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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    "name": "externallmg_r_1737348052445_TimePhoto_20250118_160658.jpg",
    "path": "cases/678b3fe5601c90e696225e62/
externallmg_r_1737348052445_TimePhoto_20250118_160658.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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        "email": "vastukalamumbai@vastukala.com",
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