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  "toAssess": {
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    },
    "firstName": "Niranjan",
    "type": "CREDITOFFICER",
    "_id": "66ed6f3cada7094de493dbf8",
    "email": "bhandena@svcbank.com",
    "lastName": "bhande",
    "mobileNo": "9920636779",
    "workMobileNo": "9653316453"
  },
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  "email": "thane@vastukala.com",
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  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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  "branchCode": "000004",
  "type": "BRANCH",
  "name": "Mulund (East) Branch",
  "email": "bhandena@svcbank.com",
  "mobileNo": "9920636778",
  "alternateMobileNo": "9920636779",
  "address": " Shop No. 1 & 2, Shagun Sadhana Bldg., Ground Floor, G.V. Scheme
Road No. 2, Plot No. 29, Mulund (E), Mumbai, Maharashtra 400081",
  "ledgerName": "",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
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  "shortName": "PCP",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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  "shortName": "SH",
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"email": "shilvanta_pratibha@yahoo.co.in",
"lastName": "Shilvanta",
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  "designation": "",
  "mobileNo": "9004134140",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "label": "Chartered Engineer"
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  "fatherName": "Baburao"
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  "label": "BANK"
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      "remark": "MANUAL_IN_TASK"
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    {
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  "value": "Bhandup (East)",
  "label": false
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  "label": true
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  "value": "986",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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    "label": "Marble Flooring"
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    "label": "Teak Wood Door frame with Solid flush door with M.S Safety door"
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  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
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    "label": "Open-Conduit plumbing with Casing Capping Electrical wiring "
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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": {
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    "label": "No"
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    "south": "Detail not available",
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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BSIII / AN Dated 22.06.1985 issued by Municipal Corporation of Greater Mumbai.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "compositions": []
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  "depreciatedBuildingRate": "1120.5"
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"rate": "141340",
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"igrImage": "cases/678e1d675a336ce64e568f83/igr_1737533232813_Image.png",
"squareMeterGuideLineRate": "120139.00",
"squareFeetGuideLineRate": "11161.00"
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"igrFinalRate": {
  "floorRatePercentage": "85",
  "depreciationPercentage": "61",
  "rate": "9034.00",
  "squareFeetGuideLineRate": "9034.00",
  "squareMeterGuideLineRate": "97242.00"
},
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "21,000.00 Present rental income per month",
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  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "Mr. Prashant Bhaskar Kotian",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"roof": {
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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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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Open Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "1986",
  "fullDate": "1/1/1986"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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"buildingSpecification": {
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"structuralSafety": {
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
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  "label": "Normal"
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"maintenanceIssues": {
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  "label": "Information not available"
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  "label": "Information not available"
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"provisionOfFirefighting": {
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"groundStilt": {
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "21",
"ageOfBuilding": "39",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
"area": "584.40",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMapDetail": {
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routeMap_1737534795168_Image.png",
"routeLat": "19.133766",
"routeLng": "72.936106",
"stationName": "Kanjurmarg",
"routeDistance": "1.2 Km",
"routeStation": {
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    "name": "2m6dem",
    "image": "cases/678e1d675a336ce64e568f83/
routeMap_1737544256770_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "extraCollapsibleGatesQty": "0",
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  "number": "2310167",
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    "percentage": "0.00",
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    "status": true
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    "isHideFloor": false,
    "status": false
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},
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  "status": false
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  "status": false
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "path": "cases/678e1d675a336ce64e568f83/
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      "orientation": "portrait"
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      "status": false,
      "_id": "678f24f15a336ce64e56d4fe",
      "name": "externallmg_1737434347141_1737434337704_image_10.jpeg",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/678e1d675a336ce64e568f83/
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "orientation": "portrait"
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    "path": "cases/678e1d675a336ce64e568f83/
externallmg_1737434347741_1737434337704_image_11.jpeg",
    "orientation": "portrait"
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    "path": "cases/678e1d675a336ce64e568f83/
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "22581.00"
  },
  "builtUpRateRange": {
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    "max": "18818.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
  }
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  "quantity": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "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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  "MAKER": false,
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "487.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Jayashree Vijay Sonak",
"ownerPhoneNo": "9870705382",
"fullAddress": "Residential Flat No. 137, 3rd Floor, Building No 16, Moreshwar Krupa
Co.-Op. Hsg. Soc. Ltd., Dattar Colony, Plot No. 60, Veer Sawarkar Marg, Village -
Kanjur, Taluka - Kurla, District - Mumbai Suburban, Bhandup (East), PIN Code - 400
042, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mrs. Jayashree Vijay Sonak ",
      "to": {
        "value": "transferee",
        "label": "transferee"
      }
    }
  }
]
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    },
    "transferee": "Mr. Prashant B Kotian & Meghna Sunder Shetty "
  },
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  "displayStatus": true,
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WAR_KRUPA_CHS_LTD___FLAT_NO_137_BLDG_NO_16_3RD_FLOOR_SONAK__P
RASHANT_KOTIYAN.pdf",
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  "uploadedBy": "656aa949cebbe1714411d21b",
  "createdAt": "Tue Jan 21 2025 11:52:05 GMT+0000 (Coordinated Universal Time)"
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  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "V_P_No_",
      "label": "V.P. No."
    }
  },
  "V_P_No_": "CE / 3156 / BSIII / AN"
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  "fileName": "document_1737460323232_1922473.pdf"
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "10/01/1978",
    "nameOfApprovingAuthority": {
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    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CE / 3156 / BSIII / AN"
},
"isHardCopy": false,
"displayStatus": true,
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41023_120818.pdf",
"path": "cases/678e1d675a336ce64e568f83/document_1737536996124_Commenc
ement_certificate_from_BMC_241023_120818.pdf",
"id": "194223",
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"createdAt": "Wed Jan 22 2025 09:09:56 GMT+0000 (Coordinated Universal Time)"
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{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE / 3156 / BPES / AN"
  },
  "isHardCopy": false,
  "displayStatus": true,
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023_121110.pdf",
  "path": "cases/678e1d675a336ce64e568f83/document_1737537080906_Occupatio
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  "id": "745821",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Wed Jan 22 2025 09:11:21 GMT+0000 (Coordinated Universal Time)"
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    "label": "Share Certificate "
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  "inputs": {
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    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "137"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1737537227895_Share_certificate.pdf",
  "path": "cases/678e1d675a336ce64e568f83/
document_1737537227895_Share_certificate.pdf",
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Wed Jan 22 2025 09:13:48 GMT+0000 (Coordinated Universal Time)"
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    "label": "Allotment Letter"
  },
  "inputs": {
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    "from": {
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      "label": "Society "
    },
    "Society_": "Kanjur Co-Op. Hsg. Soc. Ltd",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Mrs. Jayashree Vijay Sonak"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1737537526149_Allotment_letter_Jayashree_Sonak.pdf",
  "path": "cases/678e1d675a336ce64e568f83/
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  "id": "933727",
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  "label": "Retail"
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"caseNumber": "013776",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "956383",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jan 20 2025 09:54:47 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Jayashree Vijay Sonak",
    "phone": "9870705382",
    "ownershipShare": "",
    "email": "",
    "id": "503981"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Prashant B. Kotian & Meghna Sunder Shetty"
  }
],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "925565",
    "name": "Living Room",
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    "length2": "00",
    "width": "10.00",
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "200.00"
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "15.00",
  "length1": "15",
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  "width2": "00",
  "totalArea": "105.00",
  "images": [],
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
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  "width1": "6",
  "width2": "00",
  "totalArea": "102.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "102.00"
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  "measurementType": {
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    "label": "Square Feet"
  }
```



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  "length1": "3",
  "length2": "00",
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  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "WC",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "0",
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  "width2": "0",
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"images": [],
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"extraAreas": []
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    "label": "Square Feet"
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  "id": "6",
  "name": "Passage",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "11.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
    "id": "855579",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "487",
    "squareMeterArea": "45.24",
    "docFinalBuiltUp": "584.4",
    "docFinalBuiltUpSquareMeter": "54.288000000000004",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
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  }
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      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "44.48",
      "expectedRate": "18170.43",
      "percentage": "20"
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      "expectedRate": "0.00",
      "percentage": ""
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    "id": "464072"
  },
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    "carpetArea": {
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"floor": "2",
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    "area": "347.00",
    "squareMeterArea": "32.24",
    "expectedRate": "19740.63",
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    "squareMeterArea": "38.68",
    "expectedRate": "16450.53",
    "percentage": "20"
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  "saleableArea": {
    "area": "",
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"expectedRate": "17247.26",
"percentage": ""
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"builtUpArea": {
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"expectedRate": "14372.72",
"percentage": "20"
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"property": "Datar Colony, Bhandup East",
"area": "639",
"builtUpPercentage": "20",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "3",
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"expectedPrice": "11021000",
"expectedRate": "17247.26",
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"squareMeter": "59.37",
"id": "610276"
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"orientation": "portrait"
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    "path": "cases/678e1d675a336ce64e568f83/
externallmg_1737434343981_1737434337704_image_4.jpeg",
    "orientation": "portrait"
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    "name": "externallmg_1737434344225_1737434337704_image_5.jpeg",
    "path": "cases/678e1d675a336ce64e568f83/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "externallmg_1737434346100_1737434337704_image_8.jpeg",
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "path": "cases/678e1d675a336ce64e568f83/
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    "orientation": "portrait"
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    "path": "cases/678e1d675a336ce64e568f83/
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"orientation": "portrait"
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  "orientation": "portrait"
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  "orientation": "portrait"
},
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  "path": "cases/678e1d675a336ce64e568f83/
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  "orientation": "portrait"
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  "orientation": "portrait"
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externallmg_1737434351257_1737434337704_image_18.jpeg",
  "orientation": "portrait"
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      "orientation": "portrait"
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      "status": false,
      "_id": "678f2493290edae64f1b39b2",
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      "orientation": "portrait"
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      "name": "externalImg_1737434259060_1737434252805_image_2.jpeg",
      "path": "cases/678e1d675a336ce64e568f83/
externalImg_1737434259060_1737434252805_image_2.jpeg",
      "orientation": "portrait"
    }
  ],
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      "filename": "1737533461889_igr_27961.pdf",
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"createdAt": "Wed Jan 22 2025 08:11:02 GMT+0000 (Coordinated Universal Time)",
"uploadedBy": "60f915d3f3dd69653a592199"
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  "uploadedBy": "60f915d3f3dd69653a592199"
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  "filename": "1737533462006_igr_26123.pdf",
  "path": "cases/678e1d675a336ce64e568f83/
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  "createdAt": "Wed Jan 22 2025 08:11:02 GMT+0000 (Coordinated Universal Time)",
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],
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  {
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      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Shobha",
      "lastName": "Kuperkar",
      "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "678f43685a336ce64e570521",
    "note": "Rate verification done, pending for draft agreement",
    "taskId": "678e1d715a336ce64e568fdf",
    "createdAt": "2025-01-21T06:49:12.410Z"
  },
  {
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      "_id": "656aa949cebbe1714411d21b",
      "role": "FRONTDESK",
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    "firstName": "Priyanka",
    "lastName": "Pawar",
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  },
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  "display": true,
  "status": true,
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  "note": "Changes in Report (Task Reopen)",
  "taskId": "6790a81b01810047879c1307",
  "createdAt": "2025-01-22T09:50:15.459Z"
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"createdAt": "2025-01-20T09:54:47.147Z",
"updatedAt": "2025-01-22T11:16:21.239Z",
"__v": 0,
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Mr. Prashant Bhaskar Kotian",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Prashant B. Kotian & Meghna Sunder Shetty",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant",
"rerald": "",
"siteVisitContactNo": "9870705382",
"siteVisitDate": "2025-01-20",
"buildingServicesRate": "2700",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Agreement for sale",
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"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 487.00",
"flatRate": "21500",
"landOtherRate": "18800",
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  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
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"landDetails": {
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"holdType": {
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  "value": "Free_Hold"
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"leaseDetails": {
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  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
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"finalSaleablePercentage": "0",
"reportGeneratedDate": "Wed Jan 22 2025 08:12:16 GMT+0000 (Coordinated
Universal Time)",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2
Passage",
"carpetTotal": "472",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"extendOfSiteRemark": "\nAll the above areas are within 3% of the Agreement for Sale
Area. The above calculations and detailed measurements taken by us prove that the
Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area.",
"finalBuiltupArea": "519.20",
"finalCarpetArea": "472.00",
"finalSalableArea": "571.12",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": ""
}

```

Name	Length	Width	Total
Composition :			
Living Room	20'00"	10'00"	200.00
Bedroom	15'00"	7'00"	105.00
Kitchen	17'00"	6'00"	102.00
Bathroom	3'00"	8'00"	24.00

WC	3'00"	4'00"	12.00
Passage	3'0"	6'0"	18.00
Passage	11'00"	1'00"	11.00
Other Composition :			