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{
  "typeOfReport": {
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  "toAssess": {
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    },
    "firstName": "Kavi Ranjan ",
    "type": "CREDITOFFICER",
    "_id": "679b1e8f49234c16a22108a7",
    "email": "brmgr1187@mahabank.com",
    "lastName": "Singh",
    "mobileNo": "7053939597",
    "workMobileNo": "9923455694"
  },
  "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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  "branchCode": "1187",
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  "ledgerName": "",
  "sendStructuralCertificate": "0",
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"assetsClass": {
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"email": "ajayrewale503@gmail.com",
"lastName": "REWALE",
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"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
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      "firstName": "Manoj",
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      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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          "title": {
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  "title": {
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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  "value": "BANK"
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      "dateTime": "2025-02-18",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "label": true
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  "key": "selectNo",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
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"value": "Kandivali (East)",
"label": false
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"flooring": {
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"label": "Proposed Vitrified tiles flooring"
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"doors": {
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"windows": {
"value": "Proposed_Powder_coated_aluminium_sliding_windows",
"label": "Proposed Powder coated aluminium sliding windows"
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"fittings": {
"value": "Proposed_Concealed_plumbing_with_C.P._fittings._Proposed_Electrical_wiring_with_Concealed.",
"label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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"finishing": {
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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": "Open Plot ",
  "south": "Internal Road ",
  "east": "Western Express Highway"
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"asPerDocumentAgreement": {
  "north": "Akurli Road, CTS 144/1, 145",
  "west": "CTS No. 130, 123",
  "south": "CTS No. 116",
  "east": "Western Express Highway"
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"unitBoundaries": {
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    "east": "Building is under construction",
    "south": "Building is under construction",
    "west": "Building is under construction"
  },
  "asPerDocument": {
    "north": "Staircase & Lobby",
    "east": "Marginal Space ",
    "south": "Marginal Space ",
    "west": "Flat No. 2505"
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  "taxies": {
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 3 Bedrooms + Living Room / Dining + Kitchen + Passage + 3 Toilets + W.C. + Balcony Area(i.e. 3BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. P - 17708 / 2023 / (124 & other) / R / S Ward / Akurli - R / S dated 22.03.2024 issued by MCGM.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction",
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"extraDetailOfBuilding": "",
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},
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "32500.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {
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  "rate": "167090",
  "landRate": "74610",
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  "squareMeterGuideLineRate": "192154.00",
  "squareFeetGuideLineRate": "17852.00"
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"igrFinalRate": {
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"rate": "167090.00",
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "monthlyRent": "N.A",
  "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": "Building is under construction"
},
"marketability": {
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    "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"
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  "partitions": {
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    "label": "Building Under Construction"
  }
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"waterTank": {
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"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"carParking": "Proposed Along with Two Car Parking Space (i.e. One independent Tandem Car Parking bearing Nos. 370 located on Podium 5 Level & One dependent Tandem Car Parking bearing Nos. 371) ",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2030",
  "fullDate": "1/1/2030"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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  "label": "Building Under Construction"
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"buildingSpecification": {
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"value": "Standard",
"label": "Standard"
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"structuralSafety": {
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},
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"value": "Information_not_available",
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},
"sewerageSystem": {
"value": "Proposed_Connected_to_Municipal_Sewerage_System_",
"label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
"value": "Building_is_under_construction_",
"label": "Building is under construction "
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"maintenanceOfTheBuilding": {
"value": "Building_is_under_construction_",
"label": "Building is under construction "
},
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"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "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",
"noOfBasement": "",
"noOfPodium": "7",
"noOfAmenityFloors": "",
"noOfFloors": "54",
"flatFloorNo": "25",
"noOfLifts": "7",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "1602.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67b486d9c594f0b7b6569430/
routeMap_1740115459629_Image.png",
    "routeLat": "19.201029",
    "routeLng": "72.860042",
    "stationName": "Akurli",
    "routeDistance": "1.5 Km. ",
    "routeStation": {
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      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
},
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  "finallatLng": false
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"locationMapImg": [
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    "name": "eawhec",
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routeMap_1740115287810_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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  "finaltotal": "49352500.00",
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"realizableValuePercentage": "90",
"bookValue": "0",
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"outward": {
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  "datetime": "2025-02-21T05:46:50.319Z",
  "date": "Fri Feb 21 2025 05:46:50 GMT+0000 (Coordinated Universal Time)",
  "number": "2310672",
  "dayCount": "3",
  "monthCount": "322",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "InProgress",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
}
```

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"externalBrickWork": {
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
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  "status": false
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  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "5.00",
  "isHideFloor": true,
  "status": true
}
},
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      "orientation": "portrait"
    }
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  "externalPhotos": [
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "_id": "67b5b6f0e1b0fbb7b7eebb21",
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      "orientation": "portrait"
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      "status": false,
      "_id": "67b5b6d9e1b0fbb7b7eebae4",
      "name": "externallmg_1739962065520_1739962055710_image_0.jpeg",
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    "path": "cases/67b486d9c594f0b7b6569430/
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    "orientation": "portrait"
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    "path": "cases/67b486d9c594f0b7b6569430/
externallmg_1739962094783_1739962083709_image_5.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67b5b6d9e1b0fbb7b7eebae6",
    "name": "externallmg_1739962066748_1739962055710_image_2.jpeg",
    "path": "cases/67b486d9c594f0b7b6569430/
externallmg_1739962066748_1739962055710_image_2.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "30651.00",
    "max": "34066.00"
  },
  "builtUpRateRange": {
    "min": "27865.00",
    "max": "30970.00"
  },
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    "min": "23221.00",
    "max": "25808.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "isEditable": false
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    "isEditable": true
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    "isEditable": 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",
    "status": true,
    "isEditable": true
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  "interiorDecorations": {
    "title": "Interior Decorations",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "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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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"lessValueDetails": []
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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": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "1457.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Krishnan Natarajan Iyer & Mrs. Padmapriya Krishnan",
"ownerPhoneNo": "9820306002",
"appAddress": "Flat no 2504 Wing 1 25 th floor Godrej Reserve Akruli road Kandivali
East Mumbai 400101",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
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},
"inputs": {
  "documentDate": "04/10/2024",
  "from": {
    "value": "Developers",
    "label": "Developers"
  },
  "Developers": "M/s. Godrej Properties Ltd.",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mr. Krishnan Natarajan Iyer & Mrs. Padmapriya Krishnan",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "15419 / 2024"
},
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"displayStatus": true,
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"path": "cases/67b486d9c594f0b7b6569430/
document_1739884337116_1739884334976_krishnan_iyer_1.pdf",
"fileName": "document_1739884337116_1739884334976_krishnan_iyer_1.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "22/03/2024",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P - 17708 / 2023 / (124 & other) / R / S Ward / Akurli - R / S"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1740113526881_Plan.pdf",
}
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"path": "cases/67b486d9c594f0b7b6569430/document_1740113526881_Plan.pdf",
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"createdAt": "Fri Feb 21 2025 04:52:07 GMT+0000 (Coordinated Universal Time)"
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "26/03/2024",
    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P-17708/2023/(124 And Other)/R/S/Ward/AKURLI-R/S/CC/1/Amend"
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"isHardCopy": false,
"displayStatus": false,
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"id": "577975",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Feb 21 2025 04:53:22 GMT+0000 (Coordinated Universal Time)"
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800054703"
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    "displayStatus": false,
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document_1740113657941_RERA.pdf",
    "id": "794052",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Fri Feb 21 2025 04:54:18 GMT+0000 (Coordinated Universal Time)"
  }
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"caseNumber": "014410",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "600366",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 18 2025 13:10:49 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Krishnan Natarajan Iyer & Mrs. Padmapriya Krishnan",
    "phone": "9820306002",
    "ownershipShare": "",
    "email": "",
    "id": "594366"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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  },
  "selectAreaTypeDocument": "Carpet",
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"squareMeterArea": "135.36",
"totalAreaDocument": "1457",
"docBuiltupPercentage": "10",
"docFinalBuiltUp": "1602.70",
"docFinalBuiltUpSquareMeter": "148.90",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "438673"
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"images": [],
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"carpetArea": {
"area": "1365.00",
"squareMeterArea": "126.81",
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"percentage": ""
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"area": "1501.50",
"squareMeterArea": "139.49",
"expectedRate": "30436.23",
"percentage": "10"
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"saleableArea": {
"area": "1801.80",
"squareMeterArea": "167.39",
"expectedRate": "25363.53",
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"area": "1365",
"builtUpPercentage": "10",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "45700000",
"expectedRate": "33479.85",
"builtUpExpectedRate": "30436.23",
"image": "cases/67b486d9c594f0b7b6569430/
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"squareMeter": "126.81",
"id": "913795"
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{
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    "squareMeterArea": "65.26",
    "expectedRate": "33456.24",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "71.78",
    "expectedRate": "30414.81",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "86.14",
    "expectedRate": "25345.67",
    "percentage": "20"
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  "printlnReport": true,
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  "area": "702.41",
  "builtUpPercentage": "10",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Dwello.com",
  "expectedPrice": "23500000",
  "expectedRate": "33456.24",
  "builtUpExpectedRate": "30414.81",
  "image": "cases/67b486d9c594f0b7b6569430/
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  "squareMeter": "65.26",
  "id": "494347"
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    "area": "1465.72",
    "squareMeterArea": "136.17",
    "expectedRate": "34065.89",
    "percentage": ""
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  "squareMeterArea": "149.79",
  "expectedRate": "30969.03",
  "percentage": "10"
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"saleableArea": {
  "area": "1934.75",
  "squareMeterArea": "179.74",
  "expectedRate": "25807.50",
  "percentage": "20"
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"printInReport": true,
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"property": "Residential Flat ",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "49931056",
"expectedRate": "34065.89",
"builtUpExpectedRate": "30969.03",
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"id": "619407"
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    "squareMeterArea": "136.17",
    "expectedRate": "32526.78",
    "percentage": ""
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  "builtUpArea": {
    "area": "1612.29",
    "squareMeterArea": "149.79",
    "expectedRate": "29569.83",
    "percentage": "10"
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  "saleableArea": {
    "area": "1934.75",
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"squareMeterArea": "179.74",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "47675146",
"expectedRate": "32526.78",
"builtUpExpectedRate": "29569.83",
"image": "cases/67b486d9c594f0b7b6569430/
indicator_1740029621136_Image.png",
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"id": "552958"
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"carpetArea": {
"area": "1125.58",
"squareMeterArea": "104.57",
"expectedRate": "30650.87",
"percentage": ""
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"builtUpArea": {
"area": "1238.14",
"squareMeterArea": "115.03",
"expectedRate": "27864.38",
"percentage": "10"
},
"saleableArea": {
"area": "1485.77",
"squareMeterArea": "138.03",
"expectedRate": "23220.29",
"percentage": "20"
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"printlnReport": true,
"_id": "67b6d2bac594f0b7b657659e",
"property": "Residential Flat",
"area": "1125.58",
"builtUpPercentage": "10",
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"areaType": "Carpet",
"floor": "",
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"expectedRate": "30650.87",
"builtUpExpectedRate": "27864.38",
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indicator_1740034711021_Image.png",
"squareMeter": "104.57",
"id": "277945"
}
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"externalImages": [
{
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"status": false,
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Other
Composition :
