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    },
    "firstName": "Mrs.Pooja.",
    "type": "CREDITOFFICER",
    "_id": "660bb946d91ed25cfbe74fbe",
    "lastName": "Shah",
    "mobileNo": "",
    "workMobileNo": "9821953175",
    "email": "poojasheth@gmail.com"
  },
  "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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  "initial": "JSB",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
  "mobileNo": "9867402532",
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  "email": "kandivali_east@janasevabank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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(East), Mumbai - 400 101"
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"firstName": "Anwar",
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"lastName": "Shaikh",
"mobileNo": "8552884500",
"designation": "",
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"lastName": "Kuperkar",
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        "label": "Registered Valuer"
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      "label": "Chartered Engineer"
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      "remark": "MANUAL_IN_TASK"
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    {
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  "finalMeasurementType": "Sq. Ft.",
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  "label": true
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  "flooring": {
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    "label": "Kota Flooring"
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  "windows": {
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    "label": "Cement Plastering"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Siddhi Sagar Building",
    "south": "Riddhi Sagar Building",
    "east": "Internal Road"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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      "south": "Access & Building No. 4",
      "west": "Gala No. 5"
    },
    "asPerDocument": {
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      "east": "Gala No. 7",
      "south": "Access & Building No. 4",
      "west": "Gala No. 5"
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  }
}
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      "title": "Taxies"
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    "auto": {
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    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "The Composition of Industrial Unit is Working Area with toilet block and mezzanine area used for working purpose.",
  "dateOfIssusApprovePlan": "Approved Building Plan were not provided and not verified.",
  "approvePlanVerified": "No",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1) As per Site Inspection, Industrial Gala No. 6 & 7 are internally connected with separate entrances. Two gala are internally connected to form a single gala but can be demarcated individually. For the purpose of valuation, we have considered area as per agreement for sale of Gala No. 6 only. <br/>\n\n2) Construction permission for the Loft area is not provided hence not considered for the purpose of valuation. We have considered the area as per the agreement for the purpose of valuation. As per Site Inspection, Actual Carpet area 467.19 Sq. Ft. and Loft area 355.00 Sq. Ft. is more than Built-up area 439.00 Sq. Ft. mentioned in the documents provided to us. Which is considered for valuation. Hence, to give proper weightage to the value of the property, higher rate i.e. 8,900/- per Sq. Ft. is considered.\n",
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  "squareMeterGuideLineRate": "66200.00",
  "squareFeetGuideLineRate": "6150.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "71",
  "rate": "361.00",
  "squareFeetGuideLineRate": "361.00",
  "squareMeterGuideLineRate": "3886.00"
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    "label": "Industrial"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "11,000/- Expected rental income per month.",
  "assessmentNo": "GK08/1560/60",
  "taxPaidHolderName": "Aeromec Marketing Company",
  "taxAmount": "8,345/-",
  "electricityServiceConnectionNo": "Consumer No. 001590448784",
  "meterCardHolderName": "M/s. Aeromec Marketing Compnay",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per VVCMC norms",
  "tenantName": "",
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    "negativeFactorsOfAffectMarketValue": "No"
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  "siteMeasurement": {
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      "label": "6\" Thk. Brick Masonery"
    },
    "waterTank": {
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      "label": "Municipal Water Supply"
    },
    "pavementLaid": {
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      "label": "Yes"
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    "carParking": "Open Parking Space",
    "constructionWorkStatus": {
      "value": "Completed",
      "label": "Completed"
    },
    "asthetikLook": {
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      "label": "Plain Looking"
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    "dateOfConstruction": {
      "date": "1",
      "month": "1",
      "year": "1994",
      "fullDate": "1/1/1994"
    },
    "planningArea": {
      "value": "Industrial",
      "label": "Industrial"
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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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  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Average",
  "label": "Average"
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"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceIssues": {
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  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "No"
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"provisionOfFirefighting": {
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  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "31",
"totalLifeBuilding": "60",
"estimatedAge": "29",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "1",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "13"
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  "area": "439.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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    "routeLat": "19.407171",
    "routeLng": "72.857595",
    "stationName": "Vasai Road",
    "routeDistance": "6 km ",
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      "label": "Railway Station"
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  }
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  "finallatLng": false
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"locationMapImg": [
  {
    "id": "ksa7eq",
    "name": "ksa7eq",
    "image": "cases/67cad9d27e0bb1d5cc312c94/
routeMap_1741586287720_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
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  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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"totalpotentialValueRate": "0",
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"bookValue": "0",
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"outward": {
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  "number": "2310970",
  "dayCount": "4",
  "monthCount": "167",
  "generatedBy": "60f915d3f3dd69653a592199"
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"underConstruction": {
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    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
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    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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"externalPlastering": {
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  "status": false
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"window": {
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  "label": "Flooring, Tiling, Kitchen Platform",
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"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
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  "percentage": "0.00",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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"workCompleted": {
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  "status": true
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    }
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      "path": "cases/67cad9d27e0bb1d5cc312c94/externallmg_1741586063998_externa
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      "orientation": "landscape"
    }
  ],
  "externalPhotos": [
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  "path": "cases/67cad9d27e0bb1d5cc312c94/externallmg_1741586063908_externa
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  "path": "cases/67cad9d27e0bb1d5cc312c94/externallmg_1741586063953_externa
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  "orientation": "portrait"
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  "path": "cases/67cad9d27e0bb1d5cc312c94/externallmg_1741586063956_externa
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  "orientation": "portrait"
}
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"societyNameBoardImage": [],
"compositionImages": [
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limg_1741422897461_WhatsApp_Image_20250308_at_134911_1.jpeg",
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    "status": false,
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llmg_1741422911386_WhatsApp_Image_20250308_at_134917_1.jpeg",
    "orientation": "portrait"
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    "name": "Working Area",
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llmg_1741422911406_WhatsApp_Image_20250308_at_134917.jpeg",
    "orientation": "portrait"
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  },
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    "name": "Working Area",
    "path": "cases/67cad9d27e0bb1d5cc312c94/externallmg_1741586082265_externa
llmg_1741422911445_WhatsApp_Image_20250308_at_134918_2.jpeg",
    "orientation": "portrait"
  },
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    "name": "Working Area",
    "path": "cases/67cad9d27e0bb1d5cc312c94/externallmg_1741586082290_externa
llmg_1741422911541_WhatsApp_Image_20250308_at_134921_1.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Working Area",
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llmg_1741422911599_WhatsApp_Image_20250308_at_134922.jpeg",
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    "max": "11250.00"
  },
  "builtUpRateRange": {
    "min": "6766.00",
    "max": "9375.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  }
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"showcases": {
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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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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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "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",
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"status": true,
"isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
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"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "439.00",
"empanelmentNo": [
  "36/ LOAN H.O./2016-17/232"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67cad9d27e0bb1d5cc312c94",
"ownerName": "Mr. Sushant Bhaskar Patil",
"ownerPhoneNo": "9221839218",
"appAddress": "Gala no 6 Ground floor Bldg no 3 Mahesh In Riddhi Siddhi Sagar
Premises Co-op HSG Soc Ltd Gokhivare Vasai Road East Palghar 401208",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
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      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Atul Vrajlal Vaghela",
    }
  }
]
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"to": {
  "value": "Transferee",
  "label": "Transferee"
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"Transferee": "Mr. Sushant Bhaskar Patil",
"number": {
  "value": "Registration_No",
  "label": "Registration No"
},
"Registration_No": " 3872/2020"
},
"isHardCopy": false,
"displayStatus": true,
"id": "327501",
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25744_JSB_Kandivali_East__Shuhant_B_Patil_Vasai_Gala_bo_6.pdf",
"fileName": "document_1741347128056_1741347125744_JSB_Kandivali_East__S
huhant_B_Patil_Vasai_Gala_bo_6.pdf"
},
{
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    "value": "60ae1247aa6d152c1801b2ea"
  },
  "attachConfig": {
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    "toPage": 0
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      "label": "City and Industrial Development Corp Of Maharashtra ltd."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CIDCO/VVSR/BP"
},
"isHardCopy": false,
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"fileName": "document_1741589295431_CC.pdf"
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    "toPage": 0
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    "number": {
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      "label": "Consumer No"
    },
    "Consumer_No": " 001590448784"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "457556",
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document_1741589357125_183112.pdf",
  "fileName": "document_1741589357125_183112.pdf"
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{
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    "label": "Property Tax Receipt",
    "value": "60ae125faa6d152c1801b35b"
  },
  "attachConfig": {
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    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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year 2024-25 in the name of M/s. Aeromec Marketing Co. issued by Vasai-Virar city
Municipal Corporation",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 459357"
  },
}
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    "fileName": "document_1741589780410_176213.pdf"
  },
  {
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      "label": "Society Maintenance Bill",
      "value": "60ae1249aa6d152c1801b2f1"
    },
    "attachConfig": {
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      "toPage": 0
    },
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      "remark": " in the name of Sushant Bhaskar Patil and Receipt NO. 2400121 dated
22/10/2024 issued by Riddhi Siddhi Sagar Premises Co-o. Soc. Ltd.",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": " 2400281"
    },
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    "displayStatus": false,
    "id": "487126",
    "path": "cases/67cad9d27e0bb1d5cc312c94/
document_1741589980305_Maintenance_Bill.pdf",
    "fileName": "document_1741589980305_Maintenance_Bill.pdf"
  }
],
"caseNumber": "014759",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "861999",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Mar 07 2025 11:34:42 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
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{
  "name": "Mr. Sushant Bhaskar Patil",
  "phone": "9221839218",
  "ownershipShare": "",
  "email": "",
  "id": "629226"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Working Area",
    "length": "24.92",
    "length1": "24",
    "length2": "11",
    "width": "18.75",
    "width1": "18",
    "width2": "9",
    "totalArea": "467.19",
    "images": [],
    "finalArea": "467.19",
    "extraAreas": []
  }
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Mezzanine",
      "value": "Mezzanine"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "23.67",
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"length1": "23",
"length2": "8",
"width": "15.00",
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"width2": "00",
"totalArea": "355.00",
"images": [],
"extraAreas": [],
"finalArea": "355",
"percentageBeforeTotal": "355.00",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Agreement for sale",
    "value": "60af48bf2ffdf65bcd6585fa"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "650617",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "439",
  "squareMeterArea": "40.78",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBultupPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
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    "squareMeterArea": "36.77",
    "expectedRate": "9347.45",
    "percentage": ""
  },
  "builtUpArea": {
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"area": "475.00",
"squareMeterArea": "44.13",
"expectedRate": "7789.47",
"percentage": "20"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printInReport": true,
"_id": "67ceb30f7e0bb1d5cc328539",
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242/1A/2, 3/D, 6(pt), 4, 5, Survey No. 243/1A, 4, 2, 3, Survey No. 244/1, 2(pt), 3A, 6(pt),
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"finalSaleablePercentage": "0",
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"buildingServicesRate": "2200",
"flatRate": "8900",
"landOtherRate": "6700",
"shopDetails": {
 "typeOfShops": null,
 "roadFacing": false,
 "mall": false
},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "355.00",
"otherCompositionSaleableTotal": "0.00",
"landDetails": {
 "holdType": {
 "label": "Free Hold",

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    "value": "Free_Hold"
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    "leaseRent": "",
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    "leaseFrom": "",
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    "leaseDate": ""
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}

```

Name	Length	Width	Total
Composition :			
Working Area	24'11"	18'9"	467.19
Other Composition :			
Mezzanine	23'8"	15'00"	355.00