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  "toAssess": {
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231288",
    "firstName": "Rupesh Juvekar",
    "email": "0_default_rupesh.juvekar@sbi.co.in_and_rm.lodha@sbi.co.in",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-9769882458"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 3750,
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  "organization": {
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    "name": "VCIPL Mumbai",
    "shortName": "VCIPLM",
    "email": "vastukalamumbai@vastukala.com",
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    "city": "Mumbai"
  }
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000088",
  "type": "BRANCH",
  "name": "RACPC - Chinchpokli ",
  "email": "sbi.17889@sbi.co.in",
  "mobileNo": "022-23707514",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, Mumbai South Voltas
House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State
- Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - CHINCHPOKALI",
  "fax": "022-23707512 / 13",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "label": "Residential"
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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    "role": "PICKUPPERSON",
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  "siteEngineer": {
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    "firstName": "Suraj",
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    "lastName": "Zore",
    "mobileNo": "8652448654",
    "designation": "",
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    "role": "MAKER+CHECKER",
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    "lastName": "Sarmalkar",
    "mobileNo": "0123456789",
    "shortName": "VS",
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    "designation": ""
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    "_id": "62fe044a48a26047e6552796",
    "role": "MAKER",
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    "lastName": "Rasam",
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    "designation": "",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "fatherName": "Baburao"
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    "key": "state",
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"taluka": {
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  "value": "Bhiwandi",
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  "label": true
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  "label": false
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  "label": true
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  "key": "postalCode",
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  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Mumbai Metropolitan Region Development Authority"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Wing - E",
    "east": "Internal Road"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
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  "squareMeterGuideLineRate": "27825.00",
  "squareFeetGuideLineRate": "2585.00"
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"igrFinalRate": {
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  "squareMeterGuideLineRate": "27825.00",
  "squareFeetGuideLineRate": "2585.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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  "maintenanceOfFlat": "Details not available"
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"value": "Good",
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"anyFavouringForExtraPotentialValue": "Located in developed area",
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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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"carParking": {
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"label": "Along with One Car Parking"
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"value": "Completed",
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
"date": "1",
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"value": "Residential",
"label": "Residential"
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"value": "R.C.C.",
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"materialUsedList": {
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"buildingSpecification": {
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"label": "Standard"
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"maintenancelssues": {
"value": "1",
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "503.80",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
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routeMap_1687175344079_Image.png",
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"routeLat": "19.228902",
"routeLng": "73.048289",
"stationName": "Bhiwandi",
"routeDistance": "7.2 Km."
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"finalLatLng": {
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    null,
    null
  ],
  "type": "Point"
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"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "ck2z9n",
    "name": "ck2z9n",
    "image": "cases/648bf723719c32253ddd8301/
routeMap_1687175256927_Image.png"
  }
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5496000.00",
"bookValue": "0",
"finalValue": "5496000.00"
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"outward": {
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  "date": "Mon Jun 19 2023 17:20:54 GMT+0530 (India Standard Time)",
  "number": "046991",
  "dayCount": "29",
  "monthCount": "168",
  "generatedBy": "62fe044a48a26047e6552796"
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"rateVerify": {
  "status": false
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"underConstruction": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "status": false
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"label": "Internal Plastering",
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},
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"label": "External Plastering",
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"isHideFloor": false,
"status": false
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"label": "Window",
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"flooringTilingKitchenPlatform": {
"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
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"status": false
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  "label": "Internal Painting",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
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"orientation": "portrait"
}
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"selfieWithSiteVisitImages": [],
"externalPhotos": [],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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"orientation": "portrait"
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"status": false,
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    "orientation": "landscape"
  },
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    "name": "Living Room",
    "path": "cases/648bf723719c32253ddd8301/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/648bf723719c32253ddd8301/
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/648bf723719c32253ddd8301/
externallmg_1687175393424_WhatsApp_Image_20230616_at_80813_PM.jpeg",
    "orientation": "portrait"
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    "isEditable": false
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    "isEditable": true
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    "isEditable": true
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"title": "Superfine finish",
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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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  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
}
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": true,
  "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"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "458.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"_id": "648bf723719c32253ddd8301",
"ownerName": "Ankita Abhijay Wakchaure & Abhijay Bhikaji Wakchaure",
"ownerPhoneNo": "8928523926",
"appAddress": "Woodland\n603\nH wing \nAper Thane",
"remark": "",
"documents": [
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"label": "Agreement For Sale",
"value": "60ae1254aa6d152c1801b326"
},
"inputs": {
  "documentDate": "04/01/2019",
  "from": {
    "value": "Company",
    "label": "Company"
  },
  "Company": "M/s. Lodha Developers Ltd. ",
  "to": {
    "value": "The_Purchasers",
    "label": "The Purchasers"
  },
  "The_Purchasers": "Ankita Abhijay Wakchaure & Abhijay Bhikaji Wakchaure"
},
"isHardCopy": false,
"displayStatus": true,
"id": "771809",
"path": "cases/648bf723719c32253ddd8301/
document_1686894332245_Wakchaure_Ankita.pdf",
"fileName": "document_1686894332245_Wakchaure_Ankita.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "20/03/2023",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "SROT / BSNA / 2501 / BP / OC / ITP - Anjur, Mankoli, Surai"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName":
"document_1687170480090_document_1686894332245_Wakchaure_Ankita.pdf",
  "path": "cases/648bf723719c32253ddd8301/
document_1687170480090_document_1686894332245_Wakchaure_Ankita.pdf",
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"id": "537515",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Jun 19 2023 16:00:14 GMT+0530 (India Standard Time)"
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    "label": "Letter Of Possession"
  },
  "inputs": {
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  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName":
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  "path": "cases/648bf723719c32253ddd8301/
document_1687170540531_document_1686894332245_Wakchaure_Ankita.pdf",
  "id": "742912",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Jun 19 2023 16:00:14 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "001985",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "537814",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jun 16 2023 11:16:11 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Ankita Abhijay Wakchaure & Abhijay Bhikaji Wakchaure",
    "phone": "8928523926",
    "ownershipShare": "",
    "email": "",
    "id": "871887"
  }
],
"siteInspection": [],
"composition": [
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Living Room",
  "length": "14.58",
  "length1": "14",
  "length2": "7",
  "width": "9.83",
  "width1": "9",
  "width2": "10",
  "totalArea": "143.40",
  "images": [],
  "extraAreas": [],
  "finalArea": "143.40"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "8.33",
  "length1": "8",
  "length2": "4",
  "width": "6.75",
  "width1": "6",
  "width2": "9",
  "totalArea": "56.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "56.25"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "Dining Area",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "4.42",
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"width2": "5",
"totalArea": "32.39",
"images": [],
"extraAreas": [],
"finalArea": "32.39"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "9.75",
  "length1": "9",
  "length2": "9",
  "width": "9.25",
  "width1": "9",
  "width2": "3",
  "totalArea": "90.19",
  "images": [],
  "extraAreas": [],
  "finalArea": "90.19"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "2.42",
  "length1": "2",
  "length2": "5",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
  "totalArea": "7.05",
  "images": [],
  "extraAreas": [],
  "finalArea": "7.05"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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},
  "id": "5",
  "name": "Toilet",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "7.33",
  "width1": "7",
  "width2": "4",
  "totalArea": "29.94",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.94"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "7.25",
  "width1": "7",
  "width2": "3",
  "totalArea": "30.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.81"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "value": "Dry_balcony",
      "label": "Dry Balcony"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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},
  "id": "0",
  "length1": "3",
  "length2": "8",
  "length": "3.67",
  "width1": "3",
  "width2": "5",
  "width": "3.42",
  "totalArea": "12.53",
  "percentageBeforeTotal": "12.53",
  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "12.53"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "value": "Cupboard",
    "label": "Cupboard"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length1": "1",
  "length2": "9",
  "length": "1.75",
  "width1": "3",
  "width2": "11",
  "width": "3.92",
  "totalArea": "6.85",
  "percentageBeforeTotal": "6.85",
  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "6.85"
}
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"externalReport": [],
"documentPerArea": [
  {
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"typeOfDocument": {
  "label": "Agreement For Sale",
  "value": "60ae1254aa6d152c1801b326"
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"docMeasurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "508118",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "458",
"squareMeterArea": "42.55",
"docFinalBuiltUp": "503.8",
"docFinalBuiltUpSquareMeter": "46.805",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "10",
"docFinalSaleable": "554.1800000000001",
"docFinalSaleableSquareMeter": "51.4855"
}
],
"images": [],
"indicatorArr": [
  {
    "printlnReport": true,
    "_id": "64902f56ff2e4a17ce87164c",
    "id": "2",
    "property": "Flat",
    "area": "457",
    "builtUpPercentage": "10",
    "saleablePercentage": "20",
    "rateType": "price_Indicator",
    "areaType": "Built_Up",
    "floor": "12",
    "source": "magic_bricks",
    "expectedPrice": "5600000",
    "expectedRate": "12253.83",
    "builtUpExpectedRate": "5600000",
    "image": "cases/648bf723719c32253ddd8301/
indicator_1687170902120_Image.png"
  },
  {
    "printlnReport": true,
    "_id": "64902f90ff2e4a17ce8716d6",
    "id": "2",
    "property": "Flat",
    "area": "404",
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"builtUpPercentage": "10",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "4900000",
"expectedRate": "12128.71",
"builtUpExpectedRate": "11026.10",
"image": "cases/648bf723719c32253ddd8301/
indicator_1687170960249_Image.png"
},
{
  "printlnReport": true,
  "_id": "64902fdaff2e4a17ce87171e",
  "id": "3",
  "property": "Flat",
  "area": "459",
  "builtUpPercentage": "10",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "20",
  "source": "magic_bricks",
  "expectedPrice": "5500000",
  "expectedRate": "11982.57",
  "builtUpExpectedRate": "10893.25",
  "image": "cases/648bf723719c32253ddd8301/
indicator_1687171034354_Image.png"
},
{
  "printlnReport": true,
  "_id": "6490301dff2e4a17ce8717a8",
  "id": "4",
  "property": "Flat",
  "area": "418",
  "builtUpPercentage": "10",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "5000000",
  "expectedRate": "11961.72",
  "builtUpExpectedRate": "10874.29",
  "image": "cases/648bf723719c32253ddd8301/
indicator_1687171100961_Image.png"
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    },
    {
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      "property": "Flat",
      "area": "484",
      "builtUpPercentage": "10",
      "saleablePercentage": "20",
      "rateType": "price_Indicator",
      "areaType": "Carpet",
      "floor": "11",
      "source": "magic_bricks",
      "expectedPrice": "5690000",
      "expectedRate": "11756.20",
      "builtUpExpectedRate": "10687.45",
      "image": "cases/648bf723719c32253ddd8301/
indicator_1687171161369_Image.png"
    }
  ],
  "externallImages": [
    {
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      "status": false,
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      "name":
"externallmg_1687175393398_WhatsApp_Image_20230616_at_80810_PM_1.jpeg",
      "path": "cases/648bf723719c32253ddd8301/
externallmg_1687175393398_WhatsApp_Image_20230616_at_80810_PM_1.jpeg",
      "orientation": "portrait"
    },
    {
      "type": "EXTERNAL_IMAGES",
      "status": false,
      "_id": "649040e2ff2e4a17ce873504",
      "name":
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      "path": "cases/648bf723719c32253ddd8301/
externallmg_1687175393403_WhatsApp_Image_20230616_at_80811_PM.jpeg",
      "orientation": "portrait"
    },
    {
      "type": "EXTERNAL_IMAGES",
      "status": false,
      "_id": "649040e2ff2e4a17ce873505",
      "name":
"externallmg_1687175393411_WhatsApp_Image_20230616_at_80812_PM_1.jpeg",
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    "path": "cases/648bf723719c32253ddd8301/
externallmg_1687175393411_WhatsApp_Image_20230616_at_80812_PM_1.jpeg",
    "orientation": "landscape"
  },
  {
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"updatedAt": "2023-06-20T11:03:16.039Z",
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"fullAddress": "Residential Flat No. 603, 6th Floor, Wing - H, Casa Woodlands, Upper
Thane Woodlands A, B & J Project, Near Lodha Dham, Mumbai Nashik Highway,
Village - Anjur, Suraj & Mankoli, Taluka - Bhiwandi, District - Thane, PIN - 421 302,
State - Maharashtra, India",
"updatedAt": "62fe044a48a26047e6552796",
"addressForMap": "",
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"contactPersonName": "Abhijay Bhikaji Wakchaure",
"email": "",
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"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "8928523926",
"buildingServicesRate": "2500",
"flatRate": "12000",
"landOtherRate": "9500",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Dining Area + Passage
+ 2 Toilet",
"carpetTotal": "390.03",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "19.38",
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"otherCompositionCarpetTotal": "19.38",
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"builtupPercentage": "10",
"finalBuiltupArea": "450.35",
"finalCarpetArea": "409.41",
"finalSalableArea": "495.39",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "\nCarpet Area in Sq. Ft. = 416.00\nEBVT Area in Sq. Ft. =
```

42.00
Total Carpet Area in Sq. Ft. = 458.00
(Area as per Agreement for Sale)
All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.

"siteMeasurementRemark": "\nCarpet Area in Sq. Ft. = 390.00\nCup Board & Dry Balcony Area in Sq. Ft. = 19.00\nTotal Carpet Area in Sq. Ft. = 409.00\n(Area as per Actual Site Measurements)",

"finalAreaType": "Carpet Area",

"finalAsPerArea": "Agreement For Sale",

"finalBuiltUpPercentage": "10",

"finalCarpetConvertToBuiltUpPer": "10",

"finalSaleablePercentage": "0",

"finalValuationAreaString": "Carpet Area in Sq. Ft. = 458.00",

"reason": "",

"siteVisitDate": "2023-06-16"

}

Name	Length	Width	Total
Composition :			
Living Room	14'7"	9'10"	143.40
Kitchen	8'4"	6'9"	56.25
Dining Area	7'4"	4'5"	32.39
Bedroom	9'9"	9'3"	90.19
Passage	2'5"	2'11"	7.05
Toilet	4'1"	7'4"	29.94
Toilet	4'3"	7'3"	30.81
Other Composition :			
Dry Balcony	3'8"	3'5"	12.53
Cupboard	1'9"	3'11"	6.85