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  "typeOfReport": {
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    "label": "Single Flat"
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b8b",
    "email": "coorddesk.rasmecbhy@sbi.co.in",
    "firstName": "SHASHI RANJAN",
    "mobileNo": "",
    "workMobileNo": "9867369914",
    "lastName": "RANJAN"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "3550000",
    "discussWithPerson": "SHASHI RANJAN",
    "expectedFees": 1775,
    "quotedAmount": ""
  },
  "organization": {
    "_id": "643a5702108b68389ed72f71",
    "name": "Mumbai",
    "shortName": "VCIPL/Mumbai",
    "email": "vastukalamumbai@vastukala.com",
    "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
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Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "63b26511191f7b344b008a1d",
  "name": "RASMECCC BHAYANDAR",
  "branchCode": "",
  "mobileNo": "022-28149108",
  "alternateMobileNo": "",
  "email": "Coorddesk.rasmecbhy@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "RASMECCC Bhayandar Branch\nUnit No. 101, 102, 103B, 1st Floor, IT
Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, \nOpp. Maxus Mall,
Bhayander (West), Thane – 401 101, \nState – Maharashtra, Country – India."
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "value": "Residential",
  "label": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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    "_id": "627219d6afd7d55eddedd283",
    "role": "PICKUPPERSON",
    "firstName": "Mangesh ",
    "email": "mangeshpalande17@gmail.com",
    "lastName": "Palande",
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"mobileNo": "9833030550",
"shortName": "MP",
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"profilePhoto": "users/627219d6afd7d55eddedd283/
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"siteEngineer": {
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"role": "SITEENGINEER",
"firstName": "Deepak ",
"email": "daksh7831@gmail.com",
"lastName": "Jain ",
"mobileNo": "9022815908",
"designation": "",
"shortName": "DJ",
"workWithDocumentMaker": ""
},
"rateVerifier": {
"type": "EMPLOYEE",
"_id": "60092304a16fab0f2af9b0c2",
"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Nitesh",
"email": "nitesh.khedekar@vastukala.org",
"lastName": "Khedekar",
"mobileNo": "8369040652",
"designation": "",
"shortName": "NK",
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"maker": {
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"lastName": "Khedekar",
"mobileNo": "8369040652",
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  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
  "shortName": "P",
  "workWithDocumentMaker": "",
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    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
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        "number": "IBBI/RV/07/2018/10366"
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      "number": "CAT-I-F-1763"
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  ],
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{
  "title": {
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    "label": "Chartered Engineer"
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},
{
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    "label": "Registered Valuer"
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  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
}
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
},
"clientType": {
  "label": "BANK",
  "value": "BANK"
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"location": {
  "latitude": "19.286184788436284",
  "longitude": "72.87186990674616"
},
"geo": {
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"siteVisit": {
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  "schedule": [],
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    "dateTime": "2023-08-02",
    "remark": "MANUAL_IN_TASK"
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    "status": "COMPLETED",
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    "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
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"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft."
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"address": {
  "state": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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  "key": "city",
  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Thane",
  "label": true
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  "value": "",
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "value": "S. K. Stone",
  "label": false
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Poonam Garden",
  "label": false
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"wing": {
  "status": false,
  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
  "status": true,
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"key": "projectName",
"value": "Solitaire - 1 Co-Op. Hsg. Soc. Ltd.",
"label": false
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  "key": "oldSurveyNumber",
  "value": "479/7, 453, 454/1 & 2, 472/1",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "151/7, 149/P, 148/1 & 2, 147/1",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"selectNo": {
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  "key": "selectNo",
  "value": "004",
  "label": false
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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"value": "401 107",
"label": false
},
"suburb": {
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  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teal wood door frame with flush shutters"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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    "label": "Cement Plastering"
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  "ownership": {
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  "populationClassList": {
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    "label": "Middle Class"
  }
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Mira Bhayander Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
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  "west": "Open Plot",
  "south": "Aasopalav Building",
  "east": "Solitaire - 2"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"extraDetailOfProperty": "As per Site Inspection, Residential Flat was used as
Commercial Office premises. "
},
"compositeRate": {
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premises. ",
  "depreciationPercentage": "19.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "15473.5",
  "depreciatedBuildingRate": "2173.5"
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"igrRate": {
  "propertyName": "Residential ",
  "rate": "98300",
  "landRate": "29950",
  "igrImage": "cases/64c50fe10950be569ff90e75/igr_1690798104188_Image.png",
  "squareMeterGuideLineRate": "98300.00",
  "squareFeetGuideLineRate": "9132.00"
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"igrFinalRate": {
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"rate": "8307.00",
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"squareMeterGuideLineRate": "89415.00"
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"outgoingDetail": {
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    "label": "Middle Class"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "8500.00",
  "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 MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
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"carParking": "Open Parking",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2010",
"fullDate": "1/1/2010"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"label": "Normal"
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"materialUsedList": {
"value": "Good",
"label": "Good"
},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
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"structuralSafety": {
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  "label": "Normal"
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  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
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"label": "As per site information"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "13",
"totalLifeBuilding": "60",
"estimatedAge": "47",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "333.60",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/64c50fe10950be569ff90e75/
routeMap_1690964419846_Image.png",
    "routeLat": "19.285472",
    "routeLng": "72.871889",
    "stationName": "Mira Road",
    "routeDistance": "2.2 Km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "xgrsmd",
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    "name": "xgrsmd",
    "image": "cases/64c50fe10950be569ff90e75/
routeMap_1690964443562_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "4301772.00",
  "bookValue": "0",
  "finalValue": "4301772.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Wed Aug 02 2023 16:09:10 GMT+0530 (India Standard Time)",
  "number": "2301878",
  "dayCount": "6",
  "monthCount": "24",
  "generatedBy": "627221f4afd7d55eddeddcb4"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "floorsCompleted": "",
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},
"externalPlastering": {
  "label": "External Plastering",
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"door": {
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  "status": false
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"window": {
  "label": "Window",
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"flooringTilingKitchenPlatform": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
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  "status": false
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  "floorsCompleted": "",
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  "status": true
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"reportImages": {
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"compositionImages": [
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/64c50fe10950be569ff90e75/
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "min": "15444",
    "max": "16374"
  },
  "builtUpRateRange": {
    "min": "12871",
    "max": "13646"
  }
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    "estimatedValue": "0.00",
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    "isEditable": false
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"quantity": "",
"ratePerUnit": "",
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"status": true,
"isEditable": false
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"SITE_INSPECTION": false,
"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",
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"label": "Lead",
"value": "LEAD"
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siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
finalValuationArea": "278.00",
empanelmentNo": [
"SME/TCC/2021-22/86/3"
],
isAdvanceInvoice": false,
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"status": true,
"caseStatus": "READYFORCHECKER",
"_id": "64c50fe10950be569ff90e75",
"ownerName": "Tanmay Gautam ",
"ownerPhoneNo": "9324805623",
"appAddress": "flat no 4 bldg no 5 solitaire 1 chs Poonam garden opp s k stone Mira
Rd e",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "20/02/2018",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Bhagyashri Dawson Rodrick",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Tanmay Gautam & Sabita Kumari"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "570566",
    "path": "cases/64c50fe10950be569ff90e75/
document_1690790152271_document_1690636152845_tanmay_Gautam_.pdf",
    "fileName":
"document_1690790152271_document_1690636152845_tanmay_Gautam_.pdf"
  }
],
"caseNumber": "002855",
"createdBy": "627219d6afd7d55eddedd283",
"caseHistory": [
  {
    "id": "931434",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jul 29 2023 18:40:57 GMT+0530 (India Standard Time)"
  }
],
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"owners": [
  {
    "name": "Tanmay Gautam ",
    "phone": "9324805623",
    "email": "",
    "ownershipShare": "",
    "id": "337999"
  },
  {
    "name": "Sabita Kumari",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "211201"
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Living Room",
    "length": "20.17",
    "length1": "20",
    "length2": "2",
    "width": "13.92",
    "width1": "13",
    "width2": "11",
    "totalArea": "280.65",
    "images": [],
    "finalArea": "280.65",
    "extraAreas": [
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          "value": "Square_Feet",
          "label": "Square Feet"
        },
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        "length": "0.00",
        "length1": "0",
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    "totalArea": "0.00"
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      "label": "External Image"
    },
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      "label": "Square Feet"
    },
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    "length1": "4",
    "length2": "1",
    "length": "4.08",
    "width1": "13",
    "width2": "7",
    "width": "13.58",
    "totalArea": "55.47",
    "percentageBeforeTotal": "55.47",
    "images": [],
    "extraAreas": [],
    "percentage": "100",
    "finalArea": "55.47"
  }
],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "25.83",
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"totalAreaDocument": "278.00",
"docBuiltupPercentage": "20",
"docFinalBuiltUp": "333.60",
"docFinalBuiltUpSquareMeter": "30.99",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "753601"
}
],
"images": [],
"indicatorArr": [
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  "printlnReport": true,
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  "property": "1 BHK Flat For Sale in solitaire 2, Poonam Gardens, Mira Road (East)",
  "area": "450.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "-",
  "source": "https://www.99acres.com/",
  "expectedPrice": "6950000",
  "expectedRate": "15444.44",
  "builtUpExpectedRate": "12870.37",
  "image": "cases/64c50fe10950be569ff90e75/
indicator_1690796040829_Image.png",
  "squareMeter": "41.81",
  "id": "902342"
},
{
  "printlnReport": true,
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  "area": "430.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "6700000",
  "expectedRate": "15581.40",
  "builtUpExpectedRate": "12984.50",
  "image": "cases/64c50fe10950be569ff90e75/
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"squareMeter": "39.95",
"id": "883446"
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{
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  "area": "525.00",
  "builtUpPercentage": "0",
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  "areaType": "Built_Up",
  "source": "magic_bricks",
  "expectedPrice": "6800000",
  "expectedRate": "12952.38",
  "builtUpExpectedRate": "0.00",
  "image": "cases/64c50fe10950be569ff90e75/
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  "squareMeter": "48.77",
  "id": "272237"
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  "builtUpPercentage": "0",
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  "areaType": "Built_Up",
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  "expectedPrice": "7000000",
  "expectedRate": "13645.22",
  "builtUpExpectedRate": "0.00",
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  "squareMeter": "47.66",
  "id": "321566"
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    "orientation": "landscape"
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    "path": "cases/64c50fe10950be569ff90e75/
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    "path": "cases/64c50fe10950be569ff90e75/
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    "orientation": "portrait"
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    "path": "cases/64c50fe10950be569ff90e75/
externallmg_1690947973073_IMG_20230802_001022_copy_1200x900.jpg",
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Mira Road (East), Taluka - Thane, District - Thane, 401 107, State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Living Room	20'2"	13'11"	280.65
Other Composition :			
External Image	4'1"	13'7"	55.47