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{
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    "proposePurchaser": false,
    "RVDSValues": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    },
    "type": "CREDITOFFICER",
    "_id": "63fd9434ce84bf289baab0e9",
    "firstName": "Sharmila",
    "lastName": "Mahto",
    "mobileNo": "",
    "workMobileNo": "9521405151",
    "email": "sharmila.mahto@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 5000,
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  "name": "Mumbai",
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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"
},
"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": {
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  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "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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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
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"lastName": "Rasam",
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        "label": "Registered Valuer"
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    "role": "VALUER",
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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  "title": {
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  "number": "AM161706-3"
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"fatherName": "Baburao"
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    "label": false
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  "label": false
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  "value": "",
  "label": false
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  "value": "A",
  "label": true
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"label": false
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  "key": "CTSNo",
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  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
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  "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Partly Italian Marble, Partly Vitrified Tile , Partly Wooden Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder Coated Aluminium Sliding"
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  "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 "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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  "ownership": {
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"populationGroupList": {
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  "label": "Urban"
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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": "Cliff Ave Road & Shalom Heritage",
  "south": "Kingstone Tower",
  "east": "Wing - B"
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  "south": "Details is not available",
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    "west": "Details is not available"
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  "asPerDocument": {
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    "east": "Details is not available",
    "south": "Details is not available",
    "west": "Details is not available"
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  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "Details is not available",
"dateOfIssusApprovePlan": "As Copy of Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A"
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  "depreciatedBuildingRate": "2685"
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  "rate": "233820.00",
  "landRate": "80600",
  "igrImage": "cases/65054542a8e9b70221e78526/igr_1694866452989_Image.png",
  "squareMeterGuideLineRate": "245511.00",
  "squareFeetGuideLineRate": "22809.00"
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"igrFinalRate": {
  "depreciationPercentage": "93",
  "rate": "21736.00",
  "squareFeetGuideLineRate": "21736.00",
  "squareMeterGuideLineRate": "233967.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "1,84,000",
  "assessmentNo": "Details is not available",
  "taxPaidHolderName": "Details is not available",
  "taxAmount": "Details is not available",
  "electricityServiceConnectionNo": "Details is not available",
  "meterCardHolderName": "Details is not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details is not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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},
"marketability": {
  "marketabilityList": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with 2 covered car parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2016",
    "fullDate": "1/1/2016"
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"value": "R.C.C.",
"label": "R.C.C. Framed"
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"qualityOfConstruction": {
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"label": "Good"
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
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"structuralSafety": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
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"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenancelssues": {
"value": "Information_not_available",
"label": "Information not available"
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},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "Lower_Ground_Floor",
  "label": "Lower Ground Floor"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "7",
"totalLifeBuilding": "60",
"estimatedAge": "53",
"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "31",
"flatFloorNo": "",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "1920.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  },
  "routeMapImg": "cases/65054542a8e9b70221e78526/
routeMap_1695465012523_Image.png",
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"routeLat": "19.115444",
"routeLng": "72.911667",
"stationName": "Powai Garden",
"routeDistance": "3.00 Km"
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "7dt4jtl",
    "name": "7dt4jtl",
    "image": "cases/65054542a8e9b70221e78526/
routeMap_1695463829450_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",
  "electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
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"totalothersRate": "0",
"finaltotal": "88296000.00",
"finalValue": "88296000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Sep 23 2023 17:23:09 GMT+0530 (India Standard Time)",
  "number": "2302691",
  "dayCount": "10",
  "monthCount": "335",
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    "status": false
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      "orientation": "portrait"
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  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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    "name": "Living Room",
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/65054542a8e9b70221e78526/
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    "orientation": "portrait"
  },
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    "name": "Living Room",
    "path": "cases/65054542a8e9b70221e78526/
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    "orientation": "portrait"
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  {
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    "name": "Living Room",
    "path": "cases/65054542a8e9b70221e78526/
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/65054542a8e9b70221e78526/
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  "builtUpRateRange": {
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    "max": "47300"
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  "status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "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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"type": "CASE",
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  "value": "LEAD"
},
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "1600.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
"_id": "65054542a8e9b70221e78526",
"ownerName": "Abhrajit Ray & Debrupa Guha ",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 1002, 10th Floor, Wing - A, Adonia, Hiranandani Gardens, Powai",
"remark": "",
"documents": [
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},
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  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "M/s. Melronia Hospitality Pvt. Ltd.",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Abhrajit Ray & Debrupa Guha "
},
"isHardCopy": false,
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    "label": "Commencement Certificate"
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      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "CE / 227 / BPES / AS "
  },
  "isHardCopy": false,
  "displayStatus": false,
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_Of_Greater_Mumbai",
      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
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      "label": "Document No"
    }
  },
  "Document_No": "CE / 227 / BPES / AS"
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{
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    "label": "Builder Letter"
  },
  "inputs": {
    "documentDate": "06/09/2023",
    "remark": "in the name of Abhrajit Ray & Debrupa Guha issued by M/s. Melronia
Hospitality Pvt. Ltd."
  },
  "isHardCopy": false,
"displayStatus": false,
"id": "835673",
"path": "cases/65054542a8e9b70221e78526/
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}
}
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],
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"createdBy": "60b7177d2ffdf65bcd65882a",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Sep 16 2023 11:33:46 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Abhrajit Ray & Debrupa Guha ",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "948939"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "826681",
    "name": "Living Room",
    "length": "21.42",
    "length1": "21",
    "length2": "5",
    "width": "15.08",
    "width1": "15",
    "width2": "1",
    "totalArea": "323.03",
    "images": [],
    "extraAreas": [],
    "finalArea": "323.03"
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      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },
]
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"images": [],
"extraAreas": [],
"finalArea": "193.78"
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    "label": "Square Feet"
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  "length1": "13",
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  "width2": "00",
  "totalArea": "52.00",
  "images": [],
  "extraAreas": [],
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  "length1": "17",
  "length2": "00",
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  "width1": "8",
  "width2": "1",
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  "length1": "8",
  "length2": "4",
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  "width1": "5",
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  "length2": "00",
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  "width1": "11",
  "width2": "00",
  "totalArea": "154.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "154.00"
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    "label": "Square Feet"
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  "id": "6",
  "name": "Passage",
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"width2": "4",
"totalArea": "44.00",
"images": [],
"extraAreas": [],
"finalArea": "44.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "5.25",
  "width1": "5",
  "width2": "3",
  "totalArea": "47.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "47.25"
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    "label": "Square Feet"
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  "name": "Passage",
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  "length1": "3",
  "length2": "00",
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  "width1": "2",
  "width2": "00",
  "totalArea": "6.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "6.00"
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},
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
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  "length2": "0",
  "width": "",
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  "width2": "0",
  "totalArea": "60.00",
  "images": [],
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  "extraAreas": []
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    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "5.17",
  "length1": "5",
  "length2": "2",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "25.83",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.83"
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    "label": "Square Feet"
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  "length": "17.92",
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "length1": "11",
  "length2": "00",
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  "width1": "15",
  "width2": "5",
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  "images": [],
  "extraAreas": [],
  "finalArea": "169.58"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
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  "length1": "4",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
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  "images": [],
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  "label": "Square Feet"
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"width2": "3",
"totalArea": "34.71",
"images": [],
"extraAreas": [],
"finalArea": "34.71"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
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  "length1": "6",
  "length2": "00",
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Name	Length	Width	Total
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Living Room	21'5"	15'1"	323.03
Dining	10'8"	18'2"	193.78
Passage	13'00"	4'00"	52.00
Kitchen	17'00"	8'1"	137.42
Toilet	8'4"	5'00"	41.67
Bedroom	14'00"	11'00"	154.00
Passage	6'00"	7'4"	44.00
Toilet	9'00"	5'3"	47.25
Passage	3'00"	2'00"	6.00

Passage	12'0"	5'0"	60.00
Toilet	5'2"	5'00"	25.83
Bedroom	17'11"	11'11"	213.51
Bedroom	11'00"	15'5"	169.58
Passage	4'00"	4'00"	16.00
Toilet	8'2"	4'3"	34.71
Passage	6'00"	4'00"	24.00
Other Composition :			
Flower Bed Area	5'6"	10'5"	57.29