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    "type": "CREDITOFFICER",
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    "firstName": "Bhakti",
    "lastName": "Podkar",
    "mobileNo": "",
    "workMobileNo": "8425827511",
    "email": "Bhakti.racpc.sion@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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"name": "Mumbai",
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"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
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"client": {
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  "initial": "SBI",
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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
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  "label": "Land & Building / Immovable Property"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
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  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
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  "designation": "",
  "shortName": "NK",
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  "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "label": true
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  "value": "",
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    "label": "MHADA"
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  "whetherCoveredUnderAnyState": {
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    "south": "MHADA Society",
    "east": "Slum Area"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
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    "east": ""
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    "south": "",
    "east": ""
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our report is based on External site visit & documents provided by bank. As per Site
Information, the composition of flat is 1 Bedroom + Living Room + Kitchen + Bath +
W.C. (i.e. 1BHK flat)",
"dateOfIssusApprovePlan": "As MHADA itself is planning authority, building
construction permission is assumed to be available.",
"approvePlanVerified": "",
"empanelledOfApprovePlan": ""
},
"compositeRate": {
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based on External site visit & documents provided by bank",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Pahadi Goregaon West",
  "rate": "160470",
  "landRate": "76820",
  "igrImage": "cases/65168aace393a05c2412e1ee/igr_1696052169000_Image.png",
  "squareMeterGuideLineRate": "176517.00",
  "squareFeetGuideLineRate": "16399.00"
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"igrFinalRate": {
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  "value": "Vacant",
  "label": "Vacant"
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"monthlyRent": "11000",
"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 MHADA norms",
"tenantName": "",
"maintenanceOfFlat": "Internal Visit not allowed"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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"label": "Yes"
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"carParking": "Stilt Car Parking",
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"dateOfConstruction": {
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  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "RCC Framed Structure"
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"structuralSafety": {
  "value": "Good",
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"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"label": "Good"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"ageOfBuilding": "0",
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"flatFloorNo": "",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "355.30",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Metro Station"
    },
    "routeMapImg": "cases/65168aace393a05c2412e1ee/
routeMap_1696315772734_Image.png",
    "routeLat": "19.169261",
    "routeLng": "72.835757",
    "stationName": "Lower Malad",
    "routeDistance": "450 Mt."
  },
  "finalLatLng": {
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
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      "name": "cuodrm",
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"valuation": {
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "5168000.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "5168000.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Tue Oct 03 2023 15:14:57 GMT+0530 (India Standard Time)",
  "number": "2302815",
  "dayCount": "12",
  "monthCount": "12",
  "generatedBy": "60092304a16fab0f2af9b0c2"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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  },
  "fullBuildingRcc": {
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"liftInstallation": {
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"passageStaircaseLobbyDevelopment": {
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],
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externallmg_1696311403429_IMG_20230930_140252.jpg",
    "orientation": "portrait"
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  "carpetRateRange": {
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    "max": null
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},
"builtUpRateRange": {
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  "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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"isSiteMeasurementAllowed": true,
"finalValuationArea": "323.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
"_id": "65168aace393a05c2412e1ee",
"ownerName": "Vitthal Bharmu Sawant ",
"ownerPhoneNo": "9321062723",
"appAddress": "Flat no. 1101, 11th Floor, Wing - D, Building no. 3, 412 - Pahadi
Goregaon, Mumbai ",
"remark": "",
"documents": [
  {
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"documentDate": "04/09/2023",
"nameOfApprovingAuthority": {
  "value": "Maharashtra_Housing_And_Area_Development_Authority",
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},
"to": {
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  "label": "Allottee"
},
"Allottee": "Vitthal Bharmu Sawant"
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/65168aace393a05c2412e1ee/
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"fileName": "document_1695981288387_Racpc_Sion_Vitthal_Sawant.pdf"
}
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"caseNumber": "004113",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "663883",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Sep 29 2023 13:58:28 GMT+0530 (India Standard Time)"
  }
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"owners": [
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    "name": "Vitthal Bharmu Sawant ",
    "phone": "9321062723",
    "ownershipShare": "",
    "email": "",
    "id": "849479"
  }
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"proposePurchasers": [],
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    "label": "Square Feet"
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  "squareMeterArea": "30.01",
  "totalAreaDocument": "323",
  "docBuiltpUpPercentage": "10",
  "docFinalBuiltpUp": "355.30",
  "docFinalBuiltpUpSquareMeter": "33.01",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "792111"
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"images": [],
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    "areaType": "Carpet",
    "source": "magic_bricks",
    "expectedPrice": "6700000",
    "expectedRate": "18108.11",
    "builtUpExpectedRate": "16461.92",
    "image": "cases/65168aace393a05c2412e1ee/
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    "squareMeter": "34.37",
    "id": "328293"
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"source": "https://www.99acres.com/",
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"squareMeter": "25.55",
"id": "393424"
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  "id": "3",
  "property": "Riddhi Heights, Prem Nagar, Goregaon West, Mumbai",
  "area": "550",
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedPrice": "8500000",
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "updatedAt": "2023-10-03T10:12:38.773Z",
  "__v": 0,
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Mantri Awas Yojna , MHADA Housing Scheme Code No. 412 (EWS), New Link Road,
Village - Pahadi Goregaon, Goregaon (West), Mumbai, PIN Code - 400 104, State -
Maharashtra, India",
  "addressForMap": "",
  "caseReferredBy": "60b7177d2ffdf65bcd65882a",
  "contactPersonName": "MHADA Supervisor",
  "email": "",
  "isExternal": "false",
  "isUrgent": "false",
  "ownershipShare": "",
  "purchaseValueAsPerDocument": "",
  "relationWithOwner": "Contact Person",
  "siteVisitContactNo": "9321062723",
  "buildingServicesRate": "3000",
  "finalAreaType": "Carpet Area",
  "finalAsPerArea": "MHADA Provisional Offer Letter",
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"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 323.00",
"flatRate": "16000",
"landOtherRate": "13000",
"builtupPercentage": "10",
"carpetTotal": "0",
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"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
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"leaseDetails": {
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}

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Other Composition :			