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{
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    "proposePurchaser": false,
    "RVDSValues": false
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  },
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    "type": "CREDITOFFICER",
    "_id": "650581d3a8e9b70221e855e5",
    "firstName": "Bhakti",
    "lastName": "Podkar",
    "mobileNo": "",
    "workMobileNo": "8425827511",
    "email": "Bhakti.racpc.sion@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 2500,
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  "organization": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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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, Kiroi Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
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  "fax": "",
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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  "_id": "60f9462345132d6a6bddb9d5",
  "role": "SITEENGINEER",
  "firstName": "Dashrath ",
  "email": "dasrat.jaiswar1234@gmail.com",
  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
  "designation": "",
  "shortName": "DFJ",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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      "role": "VALUER",
      "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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    {
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      "remark": ""
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  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
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  "label": false
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  "name": "Street 2",
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  "value": "Pratiksha Nagar",
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  "value": "",
  "label": false
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  "value": "A",
  "label": true
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  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "label": false
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
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  "label": false
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  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Ceramic Tile Flooring"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  }
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  "townplanApprovedByList": {
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    "west": "Pratiksha Nagar Road",
    "south": "Building No. M-4 (Parijat CHSL)",
    "east": "Slum Area"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
  },
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    "asPerDocument": {
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      "west": "",
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"empanelledOfApprovePlan": ""
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "672",
  "depreciatedCostOfConstruction": "23828.00",
  "depreciatedBuildingRate": "2128"
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"igrRate": {
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  "rate": "103570",
  "landRate": "47210",
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  "squareMeterGuideLineRate": "103570.00",
  "squareFeetGuideLineRate": "9622.00"
},
"igrFinalRate": {
  "rate": "8784.00",
  "squareMeterGuideLineRate": "94552.00",
  "squareFeetGuideLineRate": "8784.00",
  "depreciationPercentage": "84"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Seller Occupied"
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"monthlyRent": "26,000",
"assessmentNo": "Details not available",
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"meterCardHolderName": "Ganesh Mahadev Khandare & Sonali Ganesh Khandare",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MHADA norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Yes",
  "constructionWorkStatus": {
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    "label": "Completed"
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    "value": "Plain_Looking",
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
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"structuralSafety": {
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  "label": "Information Not Available"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "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"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"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_Possession_Letter",
  "label": "As per Possession Letter"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "44",
"ageOfBuilding": "16",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "524.40",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6518194e2c6c0778ddf16e71/
routeMap_1696398150989_Image.png",
    "routeLat": "19.040917",
    "routeLng": "72.870111",
    "stationName": "G.T.B. Nagar",
    "routeDistance": "1.4Km."
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "eey26i",
      "name": "eey26i",
      "image": "cases/6518194e2c6c0778ddf16e71/
routeMap_1696397908078_Image.png"
    }
  ]
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"valuation": {
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
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"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "10412836.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "10412836.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Wed Oct 04 2023 15:37:39 GMT+0530 (India Standard Time)",
  "number": "2302837",
  "dayCount": "12",
  "monthCount": "34",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
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"floorsCompleted": "",
"percentage": "0.00",
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"fullBuildingRcc": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
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  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
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},
"window": {
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  "floorsCompleted": "",
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"electrificationPlumbingSanitaryInstallation": {
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"liftInstallation": {
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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"percentage": "0.00",
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"externalDevelopmentFinalFinishing": {
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
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"reportImages": {
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/6518194e2c6c0778ddf16e71/
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    "name": "Living Room",
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    "path": "cases/6518194e2c6c0778ddf16e71/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/6518194e2c6c0778ddf16e71/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/6518194e2c6c0778ddf16e71/
externallmg_1696335172889_WhatsApp_Image_20231003_at_40725_PM.jpeg",
    "orientation": "portrait"
  }
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    "max": "25974"
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    "min": "19048",
    "max": "22728"
  }
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"detailsOfValuation": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"status": true,
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
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  "value": "LEAD"
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "437.00",
"empanelmentNo": [
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],
"isAdvancelInvoice": false,
"status": true,
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"paymentId": [],
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"ownerName": "Miss Malarvizhi Thiyagarajan & Miss Dhanalaxmi Thiyagarajan ",
"ownerPhoneNo": "9867808066",
"appAddress": "Flat no. 305, 3rd Floor, Building no. M-5, Wing - A, Pratiksha Nagar
Palm Acers, New Mhada Colony, Sion East ",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "29/08/2023",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Ganesh Mahadev Khandare & Mrs. Sonali Ganesh Khandare",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Miss Malarvizhi Thiyagarajan & Miss Dhanalaxmi Thiyagarajan",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      }
    }
  }
]
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  "fileName": "document_1696404578714_Sale_Deed.pdf"
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  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "12/06/2023",
    "nameOfApprovingAuthority": {
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      "label": "MSEB"
    },
    "to": {
      "value": "Seller",
      "label": "Seller"
    },
    "Seller": "Ganesh Mahadev Khandare & Sonali Ganesh Khandare",
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "738-053-034*5"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/6518194e2c6c0778ddf16e71/
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  "fileName": "document_1696405010334_Electricity_Bill.pdf"
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    "label": "Possession Letter"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Housing And Area Development Authority"
    }
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document_1696407862098_Possession_Letter_cum_Possession_Receipt.pdf",
  "id": "683008",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Wed Oct 04 2023 13:54:22 GMT+0530 (India Standard Time)"
},
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  "documentType": {
    "value": "60af71e62ffdf65bcd65862c",
    "label": "NOC"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
      "label": "SOCIETY"
    },
    "to": {
      "value": "Member",
      "label": "Member"
    },
    "Member": "Mr. Ganesh Mahadev Khandare & Mrs. Sonali Ganesh Khandare"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1696408048520_NOC__for_sale_of_flat.pdf",
  "path": "cases/6518194e2c6c0778ddf16e71/
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  "id": "655544",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Wed Oct 04 2023 13:57:28 GMT+0530 (India Standard Time)"
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Sat Sep 30 2023 18:19:18 GMT+0530 (India Standard Time)"
}
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"owners": [
{
"name": "Miss Malarvizhi Thiyagarajan & Miss Dhanalaxmi Thiyagarajan ",
"phone": "9867808066",
"ownershipShare": "",
"email": "",
"id": "720061"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "6",
"name": "Living Room",
"length": "17.75",
"length1": "17",
"length2": "9",
"width": "9.83",
"width1": "9",
"width2": "10",
"totalArea": "174.54",
"images": [],
"finalArea": "174.54",
"extraAreas": []
},
{
"measurementType": {
"value": "Square_Feet",
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},
"id": "6",
"name": "Kitchen",
"length": "9.92",
"length1": "9",
"length2": "11",
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"width": "9.50",
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"width2": "6",
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  "id": "6",
  "name": "Bedroom",
  "length": "9.83",
  "length1": "9",
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  "width": "13.67",
  "width1": "13",
  "width2": "8",
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "5.42",
  "length1": "5",
  "length2": "5",
  "width": "3.33",
  "width1": "3",
  "width2": "4",
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  "images": [],
  "extraAreas": [],
  "finalArea": "18.06"
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    "label": "Square Feet"
  },
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  "name": "WC",
  "length": "3.58",
  "length1": "3",
  "length2": "7",
  "width": "3.25",
  "width1": "3",
  "width2": "3",
  "totalArea": "11.65",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.65"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bathroom",
  "length": "3.50",
  "length1": "3",
  "length2": "6",
  "width": "5.17",
  "width1": "5",
  "width2": "2",
  "totalArea": "18.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.08"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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    },
    "id": "247519",
    "selectAreaTypeDocument": "Carpet",
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    "docFinalBuiltUp": "524.40",
    "docFinalBuiltUpSquareMeter": "48.72",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00"
  }
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"images": [],
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    "property": "Flat",
    "area": "440",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "source": "square_yards",
    "expectedPrice": "11000000",
    "expectedRate": "25000.00",
    "builtUpExpectedRate": "22727.27",
    "image": "cases/6518194e2c6c0778ddf16e71/indicator_1696400412905_Image.png",
    "squareMeter": "40.88",
    "id": "105994"
  },
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    "printlnReport": true,
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    "property": "Flat",
    "area": "462",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "1",
    "source": "Nobroker.com",
    "expectedPrice": "11500000",
    "expectedRate": "24891.77",
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    "builtUpExpectedRate": "20743.15",
    "image": "cases/6518194e2c6c0778ddf16e71/
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    "squareMeter": "42.92",
    "id": "681581"
  },
  {
    "printlnReport": true,
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    "property": "Flat",
    "area": "462",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "1",
    "source": "Nobroker.com",
    "expectedPrice": "12000000",
    "expectedRate": "25974.03",
    "builtUpExpectedRate": "21645.02",
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indicator_1696401510159_Image.png",
    "squareMeter": "42.92",
    "id": "820938"
  },
  {
    "printlnReport": true,
    "_id": "651d096e2c6c0778ddf42242",
    "property": "Flat",
    "area": "525",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
    "rateType": "sale_Instance",
    "areaType": "Built_Up",
    "floor": "7",
    "source": "Index_no.2",
    "expectedPrice": "10000000",
    "expectedRate": "19047.62",
    "builtUpExpectedRate": "0.00",
    "image": "cases/6518194e2c6c0778ddf16e71/
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    "squareMeter": "48.77",
    "id": "526173"
  }
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"externallImages": [
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externallmg_1696335172850_WhatsApp_Image_20231003_at_40717_PM.jpeg",
  "orientation": "portrait"
},
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  "name":
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  "path": "cases/6518194e2c6c0778ddf16e71/
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  "orientation": "portrait"
},
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  "path": "cases/6518194e2c6c0778ddf16e71/
externallmg_1696335172855_WhatsApp_Image_20231003_at_40718_PM.jpeg",
  "orientation": "portrait"
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Kitchen	9'11"	9'6"	94.21
Bedroom	9'10"	13'8"	134.39
Passage	5'5"	3'4"	18.06
WC	3'7"	3'3"	11.65
Bathroom	3'6"	5'2"	18.08
Other Composition :			