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{
  "typeOfReport": {
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Satish Chandra",
    "email": "0_default_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-8422925179"
  },
  "fees": {
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    "propertyValue": "8500000",
    "discussWithPerson": "Satish Chandra",
    "expectedFees": 4250,
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  "organization": {
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"name": "Mumbai",
"shortName": "VCIPL/Mumbai",
"email": "vastukalamumbai@vastukala.com",
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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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  "type": "BRANCH",
  "name": "Nariman Point Branch",
  "email": "sbi.06945@sbi.co.in",
  "mobileNo": "022-22852674",
  "alternateMobileNo": "",
  "address": "Atlanta Building 1st Floor, Jamnalal Bajaj Road, Off, Vinay K Shah Marg,
Nariman Point, Mumbai, Maharashtra 400021",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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"role": "PICKUPPERSON",
"firstName": "Shantilal",
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"siteEngineer": {
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"_id": "60f9343b45132d6a6bdd96e8",
"role": "SITEENGINEER",
"firstName": "Rajesh",
"email": "rajeshb.ghadi@gmail.com",
"lastName": "Ghadi",
"mobileNo": "8652092666",
"designation": "",
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"rateVerifier": {
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"lastName": "Kuperkar",
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "73.14893927449195"
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    "remark": ""
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"visitedDate": [
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    "status": "COMPLETED",
    "dateTime": "2023-10-06",
    "remark": "MANUAL_IN_TASK"
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  {
    "status": "COMPLETED",
    "dateTime": "2023-10-05",
    "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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    "key": "state",
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  "key": "buildingName",
  "value": "Indiabulls Greens",
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  "label": false
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "key": "suburb",
  "value": "",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "windows": {
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}
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    "label": "City Industrial Development Corporation of Maharashtra"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Internal Road",
    "south": "Building No. 15A",
    "east": "Internal Road"
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  "asPerDocumentAgreement": {
    "north": "Indiabulls Residential Development or Other Property ",
    "west": "Exiting Railway Line (Somathane Railway Station)",
    "south": "Other Property ",
    "east": "Kon - Savala - Rasayani Road"
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  "unitBoundaries": {
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    "east": "Details is not available",
    "south": "Details is not available",
    "west": "Details is not available"
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
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"igrRate": {
  "propertyName": "Indiabulls Green",
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  "squareMeterGuideLineRate": "77520.00",
  "squareFeetGuideLineRate": "7202.00"
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"igrFinalRate": {
  "depreciationPercentage": "95",
  "rate": "6869.00",
  "squareFeetGuideLineRate": "6869.00",
  "squareMeterGuideLineRate": "73941.00"
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"value": "Residential_Purpose",
"label": "Residential Purpose"
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"meterCardHolderName": "Details is not available",
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"floorSpaceIndex": "As per CIDCO Norms",
"tenantName": "Mr. Heny Bobby \nOccupied Since - Last 2 Years ",
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},
"marketability": {
"marketabilityList": {
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
"roof": {
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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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"constructionWorkStatus": {
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"label": "Completed"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2019",
  "fullDate": "1/1/2019"
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"planningArea": {
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Yes",
  "label": "Yes"
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"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
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},
"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "4",
"totalLifeBuilding": "60",
"estimatedAge": "56",
"noOfBasement": "1",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "36",
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"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/651c40c62c6c0778ddf37637/
routeMap_1696570972723_Image.png",
    "routeLat": "18.952167",
    "routeLng": "73.147500",
    "stationName": "Panvel",
    "routeDistance": "9.3 Km."
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "ipcxbg",
      "name": "ipcxbg",
      "image": "cases/651c40c62c6c0778ddf37637/
routeMap_1696570814297_Image.png"
    }
  ]
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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"totalinteriorDecorationsRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5253500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "5253500.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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"status": false
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"door": {
"label": "Door",
"floorsCompleted": "",
"percentage": "0.00",
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"status": false
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"window": {
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  "status": false
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"flooringTilingKitchenPlatform": {
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  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "floorsCompleted": "",
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": true
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  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
  }
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"indicatorRange": {
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    "min": "9556",
    "max": "10105"
  },
  "builtUpRateRange": {
    "min": "8687",
    "max": "9187"
  }
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    "quantity": "0.00",
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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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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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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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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
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"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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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "553.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentId": [],
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"ownerName": "Mr. Apoorva Pradeep Sankhe ",
"ownerPhoneNo": "7715944987",
"appAddress": "3302\nIndian Bulls Greens\nPanvel ",
"remark": "Rupesh sir\nSbi Nariman point\n8169226574",
"documents": [
  {
    "documentType": {
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "27/05/2019",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Harish Gupta",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Apoorva Pradeep Sankhe ",
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"number": {
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  "label": "No"
},
"No": "5152 / 2019"
},
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"displayStatus": true,
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"path": "cases/651c40c62c6c0778ddf37637/
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"fileName": "document_1696350330527_Apoorva.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "30/03/2019",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / NAINA / PANVEL / Kon / BP - 94 / OC / 2019 / 385 / SAP / SP
(BP) / 120 "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "819400",
  "path": "cases/651c40c62c6c0778ddf37637/
document_1696570144159_311322.pdf",
  "fileName": "document_1696570144159_311322.pdf"
}
],
"caseNumber": "004161",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "806221",
    "title": "Create Lead",
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"datetime": "Tue Oct 03 2023 21:56:46 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mr. Apoorva Pradeep Sankhe ",
  "phone": "7715944987",
  "ownershipShare": "",
  "email": "",
  "id": "937301"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
  },
  "id": "2",
  "name": "Living Room",
  "length": "10.33",
  "length1": "10",
  "length2": "4",
  "width": "15.75",
  "width1": "15",
  "width2": "9",
  "totalArea": "162.75",
  "images": [],
  "finalArea": "162.75",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "14.00",
  "length1": "14",
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  "width": "5.50",
  "width1": "5",
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"totalArea": "77.00",
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    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "9.17",
  "width1": "9",
  "width2": "2",
  "totalArea": "67.99",
  "images": [],
  "finalArea": "67.99",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "12.67",
  "width1": "12",
  "width2": "8",
  "totalArea": "126.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "126.67"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
```

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"id": "6",
"name": "WC",
"length": "4.00",
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"width2": "0",
"totalArea": "16.00",
"images": [],
"finalArea": "16.00",
"extraAreas": []
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bathroom",
  "length": "",
  "length1": "7",
  "length2": "0",
  "width": "",
  "width1": "4",
  "width2": "0",
  "totalArea": "28.00",
  "images": [],
  "finalArea": "28.00",
  "extraAreas": []
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flower Bed Area",
      "value": "Flower_Bed_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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"id": "0",
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"percentageBeforeTotal": "22.00",
"images": [],
"extraAreas": [],
"percentage": "100",
"finalArea": "22"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Cupboard",
    "value": "Cupboard"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length1": "2",
  "length2": "0",
  "length": "2.00",
  "width1": "8",
  "width2": "1",
  "width": "8.08",
  "totalArea": "16.17",
  "percentageBeforeTotal": "16.17",
  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "16.17"
}
],
"externalReport": [],
"documentPerArea": [
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    "value": "60ae1254aa6d152c1801b326"
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  "docMeasurementType": {
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    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "51.38",
  "totalAreaDocument": "553",
  "docBUILTUPPERCENTAGE": "10",
  "docFinalBUILTUP": "608.30",
  "docFinalBUILTUPSquareMeter": "56.51",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "571084"
}
],
"images": [],
"indicatorArr": [
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    "property": "Indiabulls Greens, panvel",
    "area": "475",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "19",
    "source": "https://www.99acres.com/",
    "expectedPrice": "4800000",
    "expectedRate": "10105.26",
    "builtUpExpectedRate": "9186.60",
    "image": "cases/651c40c62c6c0778ddf37637/indicator_1696566985851_Image.png",
    "squareMeter": "44.13",
    "id": "216580"
  },
  {
    "printlnReport": true,
    "_id": "651f90dba3807b6a5438dc04",
    "property": "Indiabulls Green, Panvel",
    "area": "745",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "8",
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"expectedPrice": "7500000",
"expectedRate": "10067.11",
"builtUpExpectedRate": "9151.92",
"image": "cases/651c40c62c6c0778ddf37637/
indicator_1696567031193_Image.png",
"squareMeter": "69.21",
"id": "168098"
},
{
  "printlnReport": true,
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  "property": "Indiabulls Green, Panvel",
  "area": "450",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "10",
  "source": "magic_bricks",
  "expectedPrice": "4300000",
  "expectedRate": "9555.56",
  "builtUpExpectedRate": "8686.87",
  "image": "cases/651c40c62c6c0778ddf37637/
indicator_1696567065713_Image.png",
  "squareMeter": "41.81",
  "id": "217202"
}
],
"externallImages": [
  {
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    "status": false,
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    "path": "cases/651c40c62c6c0778ddf37637/
externallmg_1696563905794_IMG_20231005_155840.jpg",
    "orientation": "landscape"
  },
  {
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    "status": false,
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    "orientation": "landscape"
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    "name": "externallmg_1696563905818_IMG_20231005_155855.jpg",
    "path": "cases/651c40c62c6c0778ddf37637/
externallmg_1696563905818_IMG_20231005_155855.jpg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/651c40c62c6c0778ddf37637/
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    "orientation": "landscape"
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    "path": "cases/651c40c62c6c0778ddf37637/externallmg_r_1696563905765_202310
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    "orientation": "portrait"
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  {
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23murism_____hnbm_lmjn___org.jpg",
    "path": "cases/651c40c62c6c0778ddf37637/externallmg_r_1696563905749_202310
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Composition :			
Living Room	10'4"	15'9"	162.75
Passage	14'0"	5'6"	77.00
Kitchen	7'5"	9'2"	67.99
Bedroom	10'00"	12'8"	126.67
WC	4'0"	4'0"	16.00
Bathroom	7'0"	4'0"	28.00
Other Composition :			
Flower Bed Area	3'00"	7'4"	22.00
Cupboard	2'0"	8'1"	16.17