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{
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    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": false
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  "purposeOfValuation": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "62789cf4b0d7f32a7ac19e1c",
    "firstName": "Naman Agarwal",
    "lastName": "Agarwal",
    "mobileNo": "",
    "email": "naman.agarwal@sbi.co.in",
    "workMobileNo": "9160388615"
  },
  "fees": {
    "type": "fixed",
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    "discussWithPerson": "Naman Agarwal",
    "expectedFees": null,
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  "organization": {
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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"
},
"client": {
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  "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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  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai
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  "label": "Land & Building / Immovable Property"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
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"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
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"siteEngineer": {
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"role": "SITEENGINEER+MAKAR",
"firstName": "Meetal",
"email": "meetalirasal@gmail.com",
"lastName": "Rasal",
"mobileNo": "7397882283",
"designation": "Junior Architect",
"shortName": "MR",
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"rateVerifier": {
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"role": "MAKER + RATE VERIFIER + CHEAKER",
"firstName": "Shobha",
"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
"shortName": "SH",
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"firstName": "Pradnya ",
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        "label": "Wealth Tax"
      }
    ]
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  {
    "type": "EMPLOYEE",
    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
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    "dateTime": "2023-11-06",
    "remark": "MANUAL_IN_TASK"
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    "status": "COMPLETED",
    "dateTime": "2023-11-07",
    "remark": "MANUAL_IN_TASK"
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    "label": true
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  "key": "district",
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  "label": true
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  "value": "Matunga (West)",
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  "label": true
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  "label": false
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "east": "Masooli Restaurant"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
    },
    "asPerDocument": {
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      "east": "Details not available",
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      "west": "Details not available"
    }
  }
}
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    },
    "isDisplay": false,
    "title": "Boundaries of The Flat"
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  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CHE/CITY/1169/G/
N/337(NEW) dated 28.06.2021 issued by Municipal Corporation of Greater Mumbai.",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "Building is under Construction "
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "47000.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {
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  "rate": "268290",
  "landRate": "112910",
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  "squareMeterGuideLineRate": "295119.00",
  "squareFeetGuideLineRate": "27417.00"
},
"igrFinalRate": {
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  "rate": "268290.00",
  "squareMeterGuideLineRate": "295119.00",
  "squareFeetGuideLineRate": "27417.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
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    "label": "Building Under Construction"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed One Car Parking Space in Mechanical Tower Parking",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "dateOfConstruction": {
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"date": "",
"month": "1",
"year": "2024",
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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"materialUsedList": {
  "value": "Good",
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"buildingSpecification": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"maintenancelssues": {
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},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "18",
"flatFloorNo": "11",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
"areaType": "Built Up",
"area": "689.70",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6539fa1a3fa06c290666e4b5/
routeMap_1699504825185_Image.png",
    "routeLat": "19.028661",
    "routeLng": "72.841795",
    "stationName": "Matunga",
    "routeDistance": "950 M."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
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    "type": "Point"
  },
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    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "g2wvsn",
      "name": "g2wvsn",
      "image": "cases/6539fa1a3fa06c290666e4b5/
routeMap_1699446662877_Image.png"
    }
  ]
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"valuation": {
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
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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": "29469000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "29469000.00"
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"outward": {
  "status": true,
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  "date": "Wed Nov 08 2023 18:41:26 GMT+0530 (India Standard Time)",
  "number": "2303441",
  "dayCount": "17",
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"rateVerify": {
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    "status": true
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  "rccPlinth": {
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  "status": true
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  "floorsCompleted": "20",
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  "isHideFloor": false,
  "status": true
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
}
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},
"window": {
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  "isHideFloor": false,
  "status": true
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  "isHideFloor": false,
  "status": true
},
"externalPainting": {
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  "status": true
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  "status": true
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  "status": true
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  "status": true
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      "orientation": "portrait"
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  "societyNameBoardImage": [],
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"min": "45455",
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"builtUpRateRange": {
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    "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "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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  "ratePerUnit": "0.00",
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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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"createCase": "false",
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  "value": "LEAD"
},
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "627.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"ownerName": "Smt. Shibani Neelesh Joshi ",
"ownerPhoneNo": "9820317562",
"appAddress": "Flat no 1101.11floor, Park Vision Mahim",
"remark": "",
"documents": [
  {
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      "value": "60ae1254aa6d152c1801b326"
    }
  },

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"inputs": {
  "documentDate": "15/12/2018",
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    "label": "Promoter"
  },
  "Promoter": "M/s. VVA Vision Realtors LLP",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Smt. Shibani Neelesh Joshi ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "11236 / 2018"
},
"isHardCopy": false,
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"document_1698296925200_Shibani_Neelesh_Joshi_SBI_PBB_Fort.pdf"
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{
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "number": {
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      "label": "No"
    },
    "No": "P51900005858"
  },
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  "displayStatus": false,
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  "path": "cases/6539fa1a3fa06c290666e4b5/document_1699444131193_document_
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"createdAt": "Wed Nov 08 2023 17:18:53 GMT+0530 (India Standard Time)"
},
{
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  },
  "inputs": {
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      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CHE / CTY / 1169 / G / N / 337 (New)"
},
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"createdAt": "Wed Nov 08 2023 17:20:07 GMT+0530 (India Standard Time)"
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      "label": "Municipal Corporation Of Greater Mumbai"
    },
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    "number": {
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      "label": "No"
    }
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"id": "443482",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Nov 08 2023 17:22:04 GMT+0530 (India Standard Time)"
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],
"caseNumber": "004655",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
{
"id": "160460",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Thu Oct 26 2023 11:03:14 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Smt. Shibani Neelesh Joshi ",
"phone": "9820317562",
"ownershipShare": "",
"email": "",
"id": "459717"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"value": "Square_Feet",
"label": "Square Feet"
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{id": "543902",
"name": "Bedroom",
"length": "20.92",
"length1": "20",
"length2": "11",
"width": "5.92",
"width1": "5",
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"totalArea": "123.76",
"images": [],
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"finalArea": "123.76"
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    "label": "Square Feet"
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  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "5.00",
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  "width2": "00",
  "totalArea": "25.00",
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "4.00",
  "length1": "4",
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  "width2": "00",
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"id": "3",
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  "length": "23.00",
  "length1": "23",
  "length2": "00",
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  "width2": "00",
  "totalArea": "69.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "69.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "100.92",
  "length1": "100",
  "length2": "11",
  "width": "1.17",
  "width1": "1",
  "width2": "2",
  "totalArea": "117.74",
  "images": [],
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    "label": "Square Feet"
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  "id": "6",
  "name": "Toilet",
  "length": "14.00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "28.00"
}
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"otherComposition": [
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    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Balcony Area",
      "value": "Balcony_Area"
    },
    "measurementType": {
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      "label": "Square Feet"
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    "length1": "10",
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    "width2": "7",
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    "percentageBeforeTotal": "36.43",
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"value": "60ae1254aa6d152c1801b326"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "58.25",
"totalAreaDocument": "627",
"docBuiltpPercentage": "10",
"docFinalBUILTUp": "689.70",
"docFinalBUILTUpSquareMeter": "64.08",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "477070"
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"images": [],
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"property": "Park Vision, Mahim",
"area": "626",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Middle",
"source": "square_yards",
"expectedPrice": "32000000",
"expectedRate": "51118.21",
"builtUpExpectedRate": "46471.10",
"image": "cases/6539fa1a3fa06c290666e4b5/
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"squareMeter": "58.16",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "Middle",
  "source": "Commonfloor.com",
  "expectedPrice": "28200000",
  "expectedRate": "46381.58",
  "builtUpExpectedRate": "42165.07",
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  "expectedPrice": "28500000",
  "expectedRate": "45454.55",
  "builtUpExpectedRate": "41322.31",
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  "id": "334527"
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externalImg_1699422888894_WhatsApp_Image_20231108_at_112409_AM.jpeg",
"orientation": "landscape"
},
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"orientation": "portrait"
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"orientation": "portrait"
},
}
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Name	Length	Width	Total
Composition :			
Bedroom	20'11"	5'11"	123.76
Toilet	5'00"	5'00"	25.00
Passage	4'00"	3'00"	12.00
Living Room	70'11"	2'3"	159.56
Kitchen	23'00"	3'00"	69.00
Bedroom	100'11"	1'2"	117.74
Toilet	14'00"	2'00"	28.00
Other Composition :			
Balcony Area	10'2"	3'7"	36.43