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{
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
    "_id": "635f732fe363ef22db2f1c80",
    "firstName": "Ravindra Sir",
    "lastName": "sir",
    "mobileNo": "",
    "email": "me1@me.com",
    "workMobileNo": "7738642220"
  },
  "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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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RACPC Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
  "alternateMobileNo": "",
  "address": "Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4,
Railway Station Building, C.B.D. Belapur, Navi Mumbai - 400 614, State - Maharashtra,
Country - India.",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
  "sendStructuralCertificate": "0"
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  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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},
"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
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  "workWithDocumentMaker": ""
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  "role": "MAKER+CHECKER",
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  "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",
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"fatherName": "Baburao"
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  "value": "",
  "label": false
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  "value": "A",
  "label": true
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  "label": false
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  "label": true
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  "label": true
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  "label": false
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  "key": "suburb",
  "value": "Navi Mumbai",
  "label": false
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    "label": "R.C.C. slab"
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    "label": "Vitrified tiles flooring"
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Navi Mumbai Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "'D' Wing of Bhakti Anugan",
    "south": "Road",
    "east": "Park"
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  "asPerDocumentAgreement": {
    "north": "Plot No. 16A & Part of Plot No. 17",
    "west": "Road",
    "south": "Plot No. 18",
    "east": "Road"
  },
  "unitBoundaries": {
    "asPerActual": {
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      "west": "",
      "south": "",
      "east": ""
    }
  }
}
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    "asPerDocument": {
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      "east": "",
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  "dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "No"
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"compositeRate": {
  "remark": "The loading between measured Carpet area to Built up area mentioned in the agreement is 36% For the purpose of valuation we have considered loading factor.",
  "depreciationPercentage": "27",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "675",
  "depreciatedCostOfConstruction": "12025.00",
  "depreciatedBuildingRate": "1825"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "60000",
  "landRate": "24400",
  "igrImage": "cases/6555c216a654aa75d5b75bf8/igr_1701171233861_Image.png",
  "squareMeterGuideLineRate": "63000.00",
  "squareFeetGuideLineRate": "5853.00"
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"igrFinalRate": {
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  "depreciationPercentage": "82",
  "rate": "5207.00",
  "squareFeetGuideLineRate": "5207.00",
  "squareMeterGuideLineRate": "56052.00"
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  "label": "Residential Purpose"
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  "label": "Vacant"
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"monthlyRent": "14,000",
"assessmentNo": "Details not available",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per NMMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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},
"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  }
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
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  "label": "Yes"
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"constructionWorkStatus": {
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"value": "Completed",
"label": "Completed"
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"asthetikLook": {
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"fullDate": "1/1/2005"
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"label": "R.C.C. Framed Structure"
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
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"structuralSafety": {
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"label": "Information Not Available"
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"protAgainstNatDis": {
"value": "Information_not_available",
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
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"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"groundStilt": {
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"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "18",
"totalLifeBuilding": "60",
"estimatedAge": "42",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
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"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "460.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6555c216a654aa75d5b75bf8/
routeMap_1700633348904_Image.png",
    "routeLat": "19.095658",
    "routeLng": "73.008274",
    "stationName": "Koparkhairane",
    "routeDistance": "2 km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "4wpa3ih",
      "name": "4wpa3ih",
      "image": "cases/6555c216a654aa75d5b75bf8/
routeMap_1700633237587_Image.png"
    }
  ]
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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"showcasesRate": "0",
"totalshowcasesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5531500.00",
"finalValue": "5531500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
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  "remark": "SYSTEMGENERATED",
  "date": "Tue Nov 28 2023 17:42:51 GMT+0530 (India Standard Time)",
  "number": "2303711",
  "dayCount": "20",
  "monthCount": "407",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
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"rccFootingFoundation": {
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"isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "status": false
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"liftInstallation": {
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"passageStaircaseLobbyDevelopment": {
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"status": false
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"floorsCompleted": "",
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"status": true
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"path": "cases/6555c216a654aa75d5b75bf8/externallmg_r_1700802236498_JKFantasy___20231120Mon_042511PM___xrrddrrxz2223murism___line1___org.jpg",
"orientation": "portrait"
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  "path": "cases/6555c216a654aa75d5b75bf8/externallmg_r_1700633410626_JKFantasy___20231120Mon_042107PM___xrrdrrxz2223murism___line1___org.jpg",
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    "orientation": "portrait"
  }
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"societyNameBoardImage": [
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    "_id": "65602ebdcabee43339930292",
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    "path": "cases/6555c216a654aa75d5b75bf8/externallmg_1700802236547_WhatsApp_Image_20231123_at_34243_PM_2.jpeg",
    "orientation": "landscape"
  }
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    "orientation": "portrait"
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    "name": "Living Room",
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    "path": "cases/6555c216a654aa75d5b75bf8/
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    "orientation": "portrait"
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  "builtUpRateRange": {
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    "max": "16667"
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"status": true,
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  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "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,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
},
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"isSiteMeasurementAllowed": true,
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"isAdvanceInvoice": false,
"status": true,
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"audioRemarks": [],
"ownerName": "Sambit Nanda",
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"ownerPhoneNo": "7738855332",
"appAddress": "flat no 604 6th floor plot no. A 17 village koperkhairne
GaothanExoansion scheme. ",
"remark": "ssl Amar. 997516719",
"documents": [
{
  "documentType": {
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    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "24/08/2004",
    "from": {
      "value": "Developers",
      "label": "Developers"
    },
    "Developers": "M/s. Bharati Associates",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": " Sambit Nanda & Jyotirmayee M. Nanda",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "10051/2004"
  },
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  "displayStatus": true,
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  "fileName": "document_1700120508427_Adobe_Scan_Nov_13_2023.pdf"
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{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    }
  },
}
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"number": {
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  "label": "Document No"
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},
"isHardCopy": false,
"displayStatus": true,
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"id": "406568",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Tue Nov 28 2023 17:23:36 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "NRV / BP / NMC-2776 / 3199 / 05"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1701172646825_OC.pdf",
  "path": "cases/6555c216a654aa75d5b75bf8/document_1701172646825_OC.pdf",
  "id": "690478",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Tue Nov 28 2023 17:27:26 GMT+0530 (India Standard Time)"
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    "label": "Draft Memorandum of Understanding"
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  "inputs": {
    "from": {
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    "value": "Seller",
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  },
  "Seller": "Mr. Sambit Nanda & Shri. Jyotirmayee N. Nanda",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Mr. Avinash Raghunath Pawar & Miss Shweta Atmaram Raut, after
marriage Mrs. Shweta Avinash Pawar",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "--"
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"isHardCopy": false,
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document_1701172852145_Draft_Copy_of_Memorandum_of_Understatnding.pdf",
"id": "385523",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Tue Nov 28 2023 17:30:52 GMT+0530 (India Standard Time)"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 16 2023 12:47:42 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Sambit Nanda",
    "phone": "7738855332",
    "ownershipShare": "",
    "email": "",
    "id": "726907"
  },
  {
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"name": "Jyotirmaee M. Nanda",
"phone": "",
"email": "",
"ownershipShare": "",
"id": "195724"
},
],
"proposePurchasers": [
{
"name": "Mr. Avinash Raghunath Pawar",
"phone": "",
"email": "",
"ownershipShare": ""
},
{
"name": "Miss Shweta Atmaram Raut, after marriage Mrs. Shweta Avinash Pawar",
"phone": "",
"email": "",
"ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "360201",
"name": "Living Room",
"length": "13.58",
"length1": "13",
"length2": "7",
"width": "9.83",
"width1": "9",
"width2": "10",
"totalArea": "133.57",
"images": [],
"extraAreas": [],
"finalArea": "133.57"
},
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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},
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"id": "6",
"name": "Passage",
"length": "",
"length1": "7",
"length2": "10",
"width": "",
"width1": "2",
"width2": "10",
"totalArea": "22.19",
"images": [],
"finalArea": "22.19",
"extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "",
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  "length2": "0",
  "width": "",
  "width1": "4",
  "width2": "0",
  "totalArea": "12.00",
  "images": [],
  "finalArea": "12.00",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
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  "length": "4.83",
  "length1": "4",
  "length2": "10",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "18.12",
  "images": [],
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"extraAreas": [],
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  "id": "6",
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  "length": "9.75",
  "length1": "9",
  "length2": "9",
  "width": "6.42",
  "width1": "6",
  "width2": "5",
  "totalArea": "62.56",
  "images": [],
  "finalArea": "62.56",
  "extraAreas": []
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "8.50",
  "length1": "8",
  "length2": "6",
  "width": "10.58",
  "width1": "10",
  "width2": "7",
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  "images": [],
  "extraAreas": [],
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"externalReport": [],
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  {
    "typeOfDocument": {
      "value": "652fb0397e32132d40945dbe",
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    "label": "Draft Memorandum of Understanding"
  },
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  "id": "813728",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "460",
  "squareMeterArea": "42.74",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBUILTUPPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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    "printlnReport": true,
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    "property": "Flat",
    "area": "400",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "2",
    "source": "magic_bricks",
    "expectedPrice": "5800000",
    "expectedRate": "14500.00",
    "builtUpExpectedRate": "12083.33",
    "image": "cases/6555c216a654aa75d5b75bf8/
indicator_1701171056907_Image.png",
    "squareMeter": "37.16",
    "id": "807369"
  },
  {
    "printlnReport": true,
    "_id": "6565d05a5996860c23019db7",
    "property": "Flat",
    "area": "400",
    "builtUpPercentage": "20",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "7",
"source": "magic_bricks",
"expectedPrice": "8000000",
"expectedRate": "20000.00",
"builtUpExpectedRate": "16666.67",
"image": "cases/6555c216a654aa75d5b75bf8/
indicator_1701171094047_Image.png",
"squareMeter": "37.16",
"id": "303151"
},
{
  "printlnReport": true,
  "_id": "6565d05a5996860c23019db8",
  "property": "Flat",
  "area": "575",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "7000000",
  "expectedRate": "12173.91",
  "builtUpExpectedRate": "10144.93",
  "image": "cases/6555c216a654aa75d5b75bf8/
indicator_1701171134675_Image.png",
  "squareMeter": "53.42",
  "id": "142390"
},
{
  "printlnReport": true,
  "_id": "6565d05a5996860c23019db9",
  "property": "Flat",
  "area": "648",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "4",
  "source": "Index_no.2",
  "expectedPrice": "7800000",
  "expectedRate": "12037.04",
  "builtUpExpectedRate": "0.00",
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    "squareMeter": "60.20",
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  }
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    "path": "cases/6555c216a654aa75d5b75bf8/
externallmg_1700802236531_WhatsApp_Image_20231123_at_34147_PM_2.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "65602ebdcabee43339930285",
    "name":
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    "path": "cases/6555c216a654aa75d5b75bf8/
externallmg_1700802236533_WhatsApp_Image_20231123_at_34148_PM_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65602ebdcabee43339930286",
    "name":
"externallmg_1700802236536_WhatsApp_Image_20231123_at_34148_PM_2.jpeg",
    "path": "cases/6555c216a654aa75d5b75bf8/
externallmg_1700802236536_WhatsApp_Image_20231123_at_34148_PM_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65602ebdcabee43339930287",
    "name":
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    "path": "cases/6555c216a654aa75d5b75bf8/
externallmg_1700802236538_WhatsApp_Image_20231123_at_34148_PM.jpeg",
    "orientation": "portrait"
  },
  {

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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65602ebdcabee43339930288",
    "name":
"externallmg_1700802236540_WhatsApp_Image_20231123_at_34149_PM_1.jpeg",
    "path": "cases/6555c216a654aa75d5b75bf8/
externallmg_1700802236540_WhatsApp_Image_20231123_at_34149_PM_1.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	13'7"	9'10"	133.57
Passage	7'10"	2'10"	22.19
Toilet	3'0"	4'0"	12.00

Bathroom	4'10"	3'9"	18.12
Kitchen	9'9"	6'5"	62.56
Bedroom	8'6"	10'7"	89.96
Other Composition :			