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{
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    "RVDSValues": true
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    "value": "Non_SARFAESI"
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    },
    "type": "CREDITOFFICER",
    "_id": "655c97b95586e008158f9828",
    "firstName": "Manoj ",
    "lastName": "Vashishtha",
    "mobileNo": "",
    "workMobileNo": "9545801888",
    "email": "sbi.10060@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "00",
    "discussWithPerson": "Manoj ",
    "expectedFees": null,
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"_id": "643a5702108b68389ed72f71",
"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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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "10060",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "sbi.10060@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "401-409, 4th Floor, Golden Square Beside D Mart Bholav Road, Bharuch
392001"
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  "label": "Land & Building / Immovable Property"
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  "label": "Residential"
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"zone": {
  "_id": "655da0ac5586e008159055e7",
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"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
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"shortName": "SJ",
"workWithDocumentMaker": "",
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\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
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"siteEngineer": {
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"role": "SITEENGINEER",
"firstName": "No ",
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"lastName": "Engineer",
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"designation": "",
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"rateVerifier": {
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"role": "MAKER + RATE VERFIER + CHEAKER",
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"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
"shortName": "SH",
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    "shortName": "SH",
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    "designation": "",
    "mobileNo": "9004134140",
    "role": "MAKER + RATE VERFIER + CHEAKER",
    "type": "EMPLOYEE",
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      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
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        {
          "title": {
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          "_id": "60af80072ffdf65bcd658651",
          "number": "IBBI/RV/07/2018/10366"
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          "label": "FIIV"
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  }
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    "number": "AM161706-3"
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      "label": "Registered Valuer"
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.858811"
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    "dateTime": "27/11/2023 04:30 pm"
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    "dateTime": "2023-11-25",
    "remark": "MANUAL_IN_TASK"
  }
]
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
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  "label": "1 BHK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
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  "value": ". 2",
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  "value": "Borivali (East), Mumbai",
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  "value": "Borivali",
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  "key": "street1",
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  "label": false
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  "key": "landmark",
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  "name": "Wing",
  "key": "wing",
  "value": "A",
  "label": true
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  "label": false
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  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Proposed Teak wood door frame with flush doors"
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "finishing": {
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  "ownership": {
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"label": "Joint Ownership"
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  "label": "Middle Class"
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"populationGroupList": {
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"townplanApprovedByList": {
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  "label": "MHADA"
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"whetherCoveredUnderAnyState": {
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  "north": "Residential Building",
  "west": "Under Construction Building",
  "south": "Internal Road",
  "east": "Residential Building"
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"asPerDocumentAgreement": {
  "north": "Himgauri CHSL",
  "west": "Ram Mandir Road & Jai Santoshi Maa Tower",
  "south": "Mangal Deep CHSL",
  "east": "Vikas Parishram CHSL"
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"unitBoundaries": {
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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",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
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"extraDetailOfProperty": "As per approved plan, the composition of Flat is 1 Bedroom
+ Living Room + Kitchen + 2 Toilets + Balcony.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MH / EE / (BP) /
GM / MHADA-86 / 1159 / 2022 Dated 12.08.2022 issued by Building Permission Cell,
Greater Mumbai / MHADA.",
"approvePlanVerified": "Building is under construction",
"empanelledOfApprovePlan": "N.A."
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"compositeRate": {
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"depreciationRatioOfBuilding": "",
"salvageValue": "",
"depreciatedCostOfConstruction": "",
"depreciatedBuildingRate": ""
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"landRate": "61640",
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"squareMeterGuideLineRate": "156871.00",
"squareFeetGuideLineRate": "14574.00"
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"igrFinalRate": {
"floorRatePercentage": "10",
"depreciationPercentage": "0",
"rate": "142610.00",
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"squareFeetGuideLineRate": "14574.00"
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"value": "Residential_Purpose",
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"label": "Building Under Construction"
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"monthlyRent": "23,000",
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"taxAmount": "Building Under Construction",
"electricityServiceConnectionNo": "Building Under Construction",
"meterCardHolderName": "Building Under Construction",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MHADA norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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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": {
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    "label": "Proposed, Yes"
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  "carParking": "Stilt + Open Car Parking",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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  "dateOfConstruction": {
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"year": "2026",
"fullDate": "1/1/2026"
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"planningArea": {
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building Under Construction"
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"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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"visibleDamageInBuilding": {
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  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "20",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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  "area": "411.40",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
}
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "19.222889",
    "routeLng": "72.858778",
    "stationName": "Borivali",
    "routeDistance": "1 Km."
  },
  "finalLatLng": {
    "coordinates": [
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    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "8dfsv",
      "name": "8dfsv",
      "image": "cases/656486e0cabee433399a8bb3/
routeMap_1701150345011_Image.png"
    }
  ]
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "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": "9350000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "9350000.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
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  "fullBuildingRcc": {
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    "floorsCompleted": "4",
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"percentage": "6.4",
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"internalBrickWork": {
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"externalBrickWork": {
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  "status": true
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},
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"door": {
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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  "label": "Flooring, Tiling, Kitchen Platform",
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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"status": false
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  "floorsCompleted": "",
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  "status": true
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},
"guidelineDetails": {
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},
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"compositionImages": []
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  }
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  "isEditable": true
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  "isEditable": true
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  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "RATE_VERIFY": false,
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"finalValuationArea": "374.00",
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentId": [],
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"ownerName": "Mr. Kalpesh Pravin Modi & Mrs. Jayshree Pravin Modi",
"ownerPhoneNo": "9320375424",
"appAddress": "flat no 2004.20floor,Building No 2,A-wing,Apex Greenwood Borivali",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "29/03/2023",
      "from": {
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        "label": "Developers"
      },
      "Developers": "M/s. Apex Infratec",
      "to": {
        "value": "Purchasers",
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    "label": "Purchasers"
  },
  "Purchasers": "Mr. Kalpesh Pravin Modi & Mrs. Jayshree Pravin Modi",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "5372/2023"
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"id": "916481",
"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Tue Nov 28 2023 11:28:54 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "27/10/2022",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800047381"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1701151172977_P51800047381.pdf",
"path": "cases/656486e0cabee433399a8bb3/
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"id": "598280",
"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Tue Nov 28 2023 11:29:33 GMT+0530 (India Standard Time)"
},
{
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    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "22/09/2022",
    "remark": " issued by Building Permission Cell, Greater Mumbai / MHADA.",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "MH / EE / (BP) / GM / MHADA-86 / 1159 / 2022 / CC / 1 / New"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/656486e0cabee433399a8bb3/document_1701151208927_2_Commencement_Certificates___NA_Order_for_plotted_development.pdf",
"id": "442178",
"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Tue Nov 28 2023 11:30:09 GMT+0530 (India Standard Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "12/08/2022",
    "remark": " issued by Building Permission Cell, Greater Mumbai / MHADA.",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "MH / EE / (BP) / GM / MHADA-86 / 1159 / 2022"
},
"isHardCopy": false,
"displayStatus": false,
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"uploadedBy": "60eebe33f3dd69653a5837ae",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 27 2023 17:39:04 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Kalpesh Pravin Modi & Mrs. Jayshree Pravin Modi",
    "phone": "9320375424",
    "ownershipShare": "",
    "email": "",
    "id": "574431"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "474107",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "374",
    "squareMeterArea": "34.75",
    "docFinalBuiltUp": "411.4",
    "docFinalBuiltUpSquareMeter": "38.225",
    "docBultupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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    "saleablePercentage": "0",
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    "expectedRate": "24409.45",
    "builtUpExpectedRate": "22190.41",
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    "expectedPrice": "9000000",
    "expectedRate": "24128.69",
    "builtUpExpectedRate": "21935.17",
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    "id": "619912"
  },
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"id": "893790"
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  "areaType": "Carpet",
  "floor": "Higher",
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  "expectedRate": "25114.16",
  "builtUpExpectedRate": "22831.05",
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  "id": "200029"
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    "path": "cases/656486e0cabee433399a8bb3/externallmg_1701150568625_external
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    "path": "cases/656486e0cabee433399a8bb3/externallmg_1701150568656_external
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  "status": false,
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