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{
  "typeOfReport": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64d1d9dad9f3034f301dcff",
    "firstName": "Prabhat Bhajbai",
    "lastName": "Bhajbai",
    "mobileNo": "",
    "workMobileNo": "9820021086",
    "email": "Prabhat@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "40.4700",
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    "quotedAmount": ""
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  "organization": {
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"name": "Mumbai",
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Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
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"branch": {
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  "type": "BRANCH",
  "name": "RBO Sanpada",
  "email": "sme.navimum@sbi.co.in",
  "mobileNo": "022-27759215",
  "alternateMobileNo": "",
  "address": "SMEC VASHI, E/202, 2nd Floor, Sanpada Rly. Station Complex, Navi
Mumbai - 400 705, State - Maharashtra, Country - India.\n\n",
  "ledgerName": "STATE BANK OF INDIA - RBO SANPADA",
  "fax": "022-27752206",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "label": "Residential"
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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": "Vicky ",
  "email": "vicky@vastukala.org",
  "lastName": "Bhor",
  "mobileNo": "9004386288",
  "designation": "",
  "shortName": "VB",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
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  "lastName": "Kuperkar",
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  "designation": "",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"number": "CAT-I-F-1763"
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"title": {
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "73.03549934582536"
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"buildingName": {
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "D",
  "label": true
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  "value": "",
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  "label": true
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  "key": "hisNo",
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  "label": true
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  "label": false
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  "value": "",
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  "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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"east": "Neelkant Exotica Building"
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"extraDetailOfProperty": "",
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that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
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"remark": "As per Site Inspection, Actual Total Carpet area 426.00 Sq. Ft. is more than Carpet area 298.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 17,400/- per Sq. Ft. is considered.",

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"depreciationPercentage": "",
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  "squareMeterGuideLineRate": "86625.00",
  "squareFeetGuideLineRate": "8048.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "95",
  "rate": "7753.00",
  "squareMeterGuideLineRate": "83457.00",
  "squareFeetGuideLineRate": "7753.00"
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  "propertyOccupiedByList": {
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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"tenantName": "Mr. Pravin Shetty",
"maintenanceOfFlat": "Good"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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  "pavementLaid": {
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    "label": "Yes"
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  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2019",
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  "label": "R.C.C. Foundation"
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  "label": "Good"
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"materialUsedList": {
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  "label": "Standard"
},
"structuralSafety": {
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"protAgainstNatDis": {
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  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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"value": "Information_not_available",
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "7",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
"area": "327.80",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
}
},
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    "routeMapImg": "cases/656f18c5c304607d2a3cc676/
routeMap_1702274224084_Image.png",
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    "routeLng": "73.031667",
    "stationName": "Bamandongri",
    "routeDistance": "1.7 Km."
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  "finalLatLng": {
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      null
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    "type": "Point"
  },
  "showLocation": {
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    "finallatlng": true
  },
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      "name": "rbdnu",
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    }
  ],
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    "totalwardrobesRate": "0",
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    "showcasesRate": "0",
    "totalshowcasesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5185200.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "5185200.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
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    "label": "Full Building Rcc",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"externalBrickWork": {
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
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},
"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
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  "status": false
},
"window": {
  "label": "Window",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
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  "percentage": "0.00",
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
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    "percentage": "0.00",
    "isHideFloor": true,
    "status": true
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},
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externalImg_1702009995171_IMG_20231207_27967.jpg",
      "orientation": "landscape"
    }
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      "path": "cases/656f18c5c304607d2a3cc676/
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      "orientation": "landscape"
    }
  ],
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      "status": false,
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      "name": "externalImg_1702009950730_IMG_20231207_3145.jpg",
      "path": "cases/656f18c5c304607d2a3cc676/
externalImg_1702009950730_IMG_20231207_3145.jpg",
      "orientation": "landscape"
    },
    {
      "status": false,
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      "name": "externalImg_1702009950738_IMG_20231207_3328.jpg",
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/656f18c5c304607d2a3cc676/
externallmg_1702009950753_IMG_20231207_25649.jpg",
    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/656f18c5c304607d2a3cc676/
externallmg_1702009950783_IMG_20231207_27629.jpg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1702009995195_IMG_20231207_30402.jpg",
    "path": "cases/656f18c5c304607d2a3cc676/
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1702009995200_IMG_20231207_31697.jpg",
    "path": "cases/656f18c5c304607d2a3cc676/
externallmg_1702009995200_IMG_20231207_31697.jpg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1702009995204_IMG_20231207_33414.jpg",
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    "path": "cases/656f18c5c304607d2a3cc676/
externallmg_1702009995204_IMG_20231207_33414.jpg",
    "orientation": "portrait"
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"societyNameBoardImage": [
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    "path": "cases/656f18c5c304607d2a3cc676/
externallmg_r_1702009995237_IMG20231206095452.jpg",
    "orientation": "landscape"
  }
],
"compositionImages": [
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    "name": "Living Room",
    "path": "cases/656f18c5c304607d2a3cc676/
externallmg_1702009995191_IMG_20231207_29859.jpg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "65729c8bd4a67a1d004128c9",
    "name": "Living Room",
    "path": "cases/656f18c5c304607d2a3cc676/
externallmg_1702009995197_IMG_20231207_31381.jpg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "65729c8bd4a67a1d004128cb",
    "name": "Living Room",
    "path": "cases/656f18c5c304607d2a3cc676/
externallmg_1702009995202_IMG_20231207_32498.jpg",
    "orientation": "portrait"
  }
]
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"indicatorRange": {
  "carpetRateRange": {
    "min": "0.00",
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"max": "0.00"
},
"builtUpRateRange": {
  "min": "0.00",
  "max": "0.00"
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "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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    "title": "Superfine finish",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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"isEditable": true
},
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  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "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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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
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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",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "298.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentId": [],
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"ownerName": "Mr. Bharath Bhushan Nalli & Mrs. Arunakumari Nalli",
"ownerPhoneNo": "9920905577",
"appAddress": "flat no. 705 5 th floor D wing Aramus complex plot no 87 sector no 21
Ulwe",
"remark": "bankar vidya madam ",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
  },
  "inputs": {
    "documentDate": "15/06/2019",
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"from": {
  "value": "Promoter",
  "label": "Promoter"
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"Promoter": "M/s. Gurukrupa Group Builders & Developers",
"to": {
  "value": "Allottee",
  "label": "Allottee"
},
"Allottee": "Mr. Bharath Bhushan Nalli & Mrs. Arunakumari Nalli",
"number": {
  "value": "Registration_No",
  "label": "Registration No"
},
"Registration_No": "9840/2019"
},
"isHardCopy": false,
"displayStatus": true,
"id": "429264",
"path": "cases/656f18c5c304607d2a3cc676/
document_1701779634402_Property_documents_Bharath_Bhushan_Nalli.pdf",
"fileName":
"document_1701779634402_Property_documents_Bharath_Bhushan_Nalli.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "15/02/2019",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "BP - 8319/3297"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1702272420753_1_Other.pdf",
  "path": "cases/656f18c5c304607d2a3cc676/
document_1702272420753_1_Other.pdf",
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"id": "987995",
"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Mon Dec 11 2023 10:57:00 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "15/01/2016",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / BP-8319 / TPO (NM & K) / 2016 / 1527"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1702272599364_1_Commencement_Certificates___NA_Order_for_plotted_development.pdf",
  "path": "cases/656f18c5c304607d2a3cc676/document_1702272599364_1_Commencement_Certificates___NA_Order_for_plotted_development.pdf",
  "id": "550031",
  "uploadedBy": "60eebe33f3dd69653a5837ae",
  "createdAt": "Mon Dec 11 2023 11:00:02 GMT+0530 (India Standard Time)"
},
{
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    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "25/01/2019",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    }
  },
}
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    "Registration_No": "P52000007602"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/656f18c5c304607d2a3cc676/
document_1702272744907_P52000007602.pdf",
  "id": "982252",
  "uploadedBy": "60eebe33f3dd69653a5837ae",
  "createdAt": "Mon Dec 11 2023 11:02:25 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "005437",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "222409",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Dec 05 2023 18:04:13 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Bharath Bhushan Nalli & Mrs. Arunakumari Nalli",
    "phone": "9920905577",
    "ownershipShare": "",
    "email": "",
    "id": "167889"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "352528",
    "name": "Living Room",
    "length": "14.58",
    "length1": "14",
    "length2": "7",
    "width": "8.83",
    "width1": "8",
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"width2": "10",
"totalArea": "128.82",
"images": [],
"extraAreas": [],
"finalArea": "128.82"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "10.33",
  "length1": "10",
  "length2": "4",
  "width": "6.50",
  "width1": "6",
  "width2": "6",
  "totalArea": "67.17",
  "images": [],
  "extraAreas": [
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        "value": "Square_Feet",
        "label": "Square Feet"
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      "name": "Extra",
      "extraAreaType": "Add",
      "length": "3.67",
      "length1": "3",
      "length2": "8",
      "width": "1.08",
      "width1": "1",
      "width2": "1",
      "totalArea": "3.97"
    }
  ],
  "finalArea": "71.14"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
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"id": "2",
"name": "Bathroom",
"length": "4.75",
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"length2": "9",
"width": "3.75",
"width1": "3",
"width2": "9",
"totalArea": "17.81",
"images": [],
"extraAreas": [],
"finalArea": "17.81"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "WC",
  "length": "3.25",
  "length1": "3",
  "length2": "3",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "12.19",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.19"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "8.92",
  "length1": "8",
  "length2": "11",
  "width": "9.58",
  "width1": "9",
  "width2": "7",
  "totalArea": "85.45",
  "images": [],
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```
"extraAreas": [],
"finalArea": "85.45"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Balcony",
  "length": "8.67",
  "length1": "8",
  "length2": "8",
  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "24.56",
  "images": [],
  "extraAreas": [
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        "value": "Square_Feet",
        "label": "Square Feet"
      },
      "_id": "65769ba49e3cbd4940a73184",
      "name": "Balcony 1",
      "extraAreaType": "Add",
      "length": "6.83",
      "length1": "6",
      "length2": "10",
      "width": "3.83",
      "width1": "3",
      "width2": "10",
      "totalArea": "26.19"
    },
    {
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        "value": "Square_Feet",
        "label": "Square Feet"
      },
      "_id": "65769bc99e3cbd4940a731b2",
      "name": "Balcony 2",
      "extraAreaType": "Add",
      "length": "8.83",
      "length1": "8",
      "length2": "10",
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    "width": "1.92",
    "width1": "1",
    "width2": "11",
    "totalArea": "16.93"
  }
],
"finalArea": "67.68"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Extended Balcony Area",
      "value": "Extended_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length1": "8",
    "length2": "11",
    "length": "8.92",
    "width1": "2",
    "width2": "7",
    "width": "2.58",
    "totalArea": "23.03",
    "percentageBeforeTotal": "23.03",
    "images": [],
    "extraAreas": [],
    "percentage": "100",
    "finalArea": "23.03"
  },
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony",
      "value": "Dry_Balcony"
    },
  },
]
```

```
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
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"length1": "3",
"length2": "9",
"length": "3.75",
"width1": "5",
"width2": "5",
"width": "5.42",
"totalArea": "20.31",
"percentageBeforeTotal": "20.31",
"images": [],
"extraAreas": [],
"percentage": "100",
"finalArea": "20.31"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "197138",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "298",
    "squareMeterArea": "27.68",
    "docFinalBuiltUp": "327.8",
    "docFinalBuiltUpSquareMeter": "30.448",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "printlnReport": false,
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"_id": "65780f3e9e3cbd4940a9523e",
"property": "Flat",
"area": "440",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "3",
"source": "https://www.99acres.com/",
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Hsg. Soc. Ltd., Plot No. 87, Sector 21, Village - Ulwe, Taluka - Panvel, District - Raigad,
Navi Mumbai, PIN - 410 206, State - Maharashtra, India",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	14'7"	8'10"	128.82
Kitchen	10'4"	6'6"	67.17
Bathroom	4'9"	3'9"	17.81
WC	3'3"	3'9"	12.19
Bedroom	8'11"	9'7"	85.45
Balcony	8'8"	2'10"	24.56
Other Composition :			
Extended Balcony Area	8'11"	2'7"	23.03
Dry Balcony	3'9"	5'5"	20.31