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{
  "typeOfReport": {
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    "type": "CREDITOFFICER",
    "_id": "652fabef7e32132d4094493f",
    "firstName": "Devendra",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "9769179484",
    "email": "sbi.08586@sbi.co.in"
  },
  "fees": {
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  "shortName": "VCIPL/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": "Nariman Point Branch",
  "email": "sbi.06945@sbi.co.in",
  "mobileNo": "022-22852674",
  "alternateMobileNo": "",
  "address": "Atlanta Building 1st Floor, Jamnalal Bajaj Road, Off, Vinay K Shah Marg,
Nariman Point, Mumbai, Maharashtra 400021",
  "ledgerName": "",
  "fax": "",
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  "firstName": "Vicky ",
  "email": "vicky@vastukala.org",
  "lastName": "Bhor",
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  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "firstName": "Rashmi",
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordinatiion",
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  "role": "MAKER",
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      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
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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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  "label": true
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  "key": "postalCode",
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  "key": "suburb",
  "value": "",
  "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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    "label": "Teak Wood Door frame with Solid flush door"
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Proposed Purchaser - Joint Ownership, Seller - Sole Ownership"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "CIDCO"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "CIDCO Garden ",
    "east": "Tanishka Enterprises "
  },
  "asPerDocumentAgreement": {
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    "west": "3.00 Mtrs. Wide Road ",
    "south": "Plot No. 65 & 70",
    "east": "Plot No. 66"
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  "unitBoundaries": {
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      "south": "Details not available ",
      "west": "Details not available "
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  },
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  "south": "Details not available ",
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assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A"
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "22.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "562.5",
  "depreciatedCostOfConstruction": "13437.50",
  "depreciatedBuildingRate": "1937.5"
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"igrRate": {
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  "rate": "95800",
  "landRate": "37700",
  "igrImage": "cases/658d08fcc71d833b917a284c/igr_1703919228958_Image.png",
  "squareMeterGuideLineRate": "100590.00",
  "squareFeetGuideLineRate": "9345.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "85",
  "rate": "8469.00",
  "squareFeetGuideLineRate": "8469.00",
  "squareMeterGuideLineRate": "91157.00"
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"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
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"label": "Residential Purpose"
},
"propertyOccupiedByList": {
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"monthlyRent": "12,000",
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per CIDCO norms ",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
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    "label": "Completed"
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},
"asthetikLook": {
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"dateOfConstruction": {
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  "month": "1",
  "year": "2008",
  "fullDate": "1/1/2008"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Normal"
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"materialUsedList": {
  "value": "Good",
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  "value": "Standard",
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  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
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},
"walls": {
  "value": "1",
  "label": "Yes"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "16",
"totalLifeBuilding": "60",
"estimatedAge": "44",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
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"noOfLifts": "1",
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/658d08fcc71d833b917a284c/
routeMap_1703928439234_Image.png",
    "routeLat": "19.021917",
    "routeLng": "73.087528",
    "stationName": "Mansarovar",
    "routeDistance": "1.5 Km."
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "b6n31i",
      "name": "b6n31i",
      "image": "cases/658d08fcc71d833b917a284c/
routeMap_1703928353952_Image.png"
    }
  ]
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
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"totalothersRate": "0",
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"finalValue": "5643960.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
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"outward": {
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  "number": "2304280",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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"underConstruction": {
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"isHideFloor": false,
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"status": false
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"status": false
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"externalBrickWork": {
"label": "External Brick Work",
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"isHideFloor": false,
"status": false
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"label": "Internal Plastering",
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},
"externalPlastering": {
"label": "External Plastering",
"floorsCompleted": "",
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"isHideFloor": false,
"status": false
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},
"door": {
  "label": "Door",
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  "status": false
},
"window": {
  "label": "Window",
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "status": false
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"liftInstallation": {
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"percentage": "0.00",
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
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  "status": true
}
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"guidelineDetails": {
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  "selectedBuildUpValue": "504.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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externalImg_1703908186786_IMG_20231229_43693.jpg",
      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "name": "Living Room",
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    "path": "cases/658d08fcc71d833b917a284c/
externallmg_1703908186774_IMG_20231229_40240.jpg",
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/658d08fcc71d833b917a284c/
externallmg_1703908186767_IMG_20231229_37733.jpg",
    "orientation": "landscape"
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    "status": false,
    "_id": "658f935b545844510d0af39a",
    "name": "Living Room",
    "path": "cases/658d08fcc71d833b917a284c/
externallmg_1703908186786_IMG_20231229_43693.jpg",
    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
    "min": "11446",
    "max": "15274"
  },
  "builtUpRateRange": {
    "min": "9539",
    "max": "12729"
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"status": true,
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "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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  "ratePerUnit": "0.00",
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  "ratePerUnit": "",
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  "isEditable": false
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"taskStatus": {
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"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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  "value": "LEAD"
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"ownerName": "Mr. Balasaheb Dattoba Shinde ",
"ownerPhoneNo": "7696413910",
"appAddress": "603 \nSai Pooja Arcade\nsector -35\nPanvel\nNew Mumbai 400 614",
"remark": "Rupesh sir ",
"documents": [
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      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "remark": " in the month of Dec'2023",
      "from": {
        "value": "Seller",
        "label": "Seller"
      }
    },
    "Seller": "Mr. Balasaheb Dattoba Shinde ",
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"to": {
  "value": "Purchasers",
  "label": "Purchasers"
},
"Purchasers": "Mr. Ananda Ramchandradesai & Mrs. Vaishali Ananda Desai "
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/658d08fcc71d833b917a284c/document_1703741975162_1703742068366_document_1703741466717_1703741563218_Ananda_Desai_Draft.pdf",
"fileName": "document_1703741975162_1703742068366_document_1703741466717_1703741563218_Ananda_Desai_Draft.pdf"
},
{
  "documentType": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "inputs": {
    "documentDate": "30/12/2008",
    "from": {
      "value": "Developers",
      "label": "Developers"
    },
    "Developers": "M/s. Sai Pooja Builders & Developers ",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mr. Balasaheb Dattoba Shinde ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "9209 / 2008"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "804761",
  "path": "cases/658d08fcc71d833b917a284c/document_1703742070830_1703742164882_Ananda_Desai_chain.pdf",
  "fileName": "document_1703742070830_1703742164882_Ananda_Desai_chain.pdf"
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{
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"inputs": {
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    "label": "CIDCO"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CIDCO / ATPO / 280"
},
"isHardCopy": false,
"displayStatus": false,
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1703741975162_1703742068366_document_1703741466717_1703741563218_Anand
a_Desai_Draft.pdf",
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"createdAt": "Sat Dec 30 2023 14:25:08 GMT+0530 (India Standard Time)"
},
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / BP / ATPO / 73"
  },
  "isHardCopy": false,
  "displayStatus": false,
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"id": "418397",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Dec 30 2023 14:27:08 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "005964",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
{
  "id": "912485",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Thu Dec 28 2023 11:04:52 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mr. Balasaheb Dattoba Shinde ",
  "phone": "7696413910",
  "ownershipShare": "",
  "email": "",
  "id": "183246"
}
],
"proposePurchasers": [
{
  "name": "Mr. Ananda Ramchandradesai & Mrs. Vaishali Ananda Desai ",
  "phone": "",
  "email": "",
  "ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "976815",
  "name": "Living Room",
}
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"length": "14.00",
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"length2": "00",
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"finalArea": "134.17"
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  "length": "3.33",
  "length1": "3",
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  "width1": "9",
  "width2": "4",
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  "images": [],
  "extraAreas": [],
  "finalArea": "31.11"
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    "label": "Square Feet"
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  "length": "3.75",
  "length1": "3",
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  "width1": "4",
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  "measurementType": {
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  "length": "3.33",
  "length1": "3",
  "length2": "4",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "13.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.06"
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "7.83",
  "length1": "7",
  "length2": "10",
  "width": "8.25",
  "width1": "8",
  "width2": "3",
  "totalArea": "64.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "64.62"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "9.25",
  "length1": "9",
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"length2": "3",
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"width1": "10",
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"images": [],
"extraAreas": [],
"finalArea": "96.35"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length1": "2",
  "length2": "00",
  "length": "2.00",
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  "width2": "6",
  "width": "9.50",
  "totalArea": "19.00",
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  "images": [],
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  "percentage": "100",
  "finalArea": "19"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  }
}
```



```
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      "label": "Square Feet"
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    "length2": "00",
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    "width2": "6",
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    "images": [],
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    "percentage": "100",
    "finalArea": "19"
  }
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"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "39.02",
    "totalAreaDocument": "420",
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    "docFinalBultUp": "504.00",
    "docFinalBultUpSquareMeter": "46.82",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "237747"
  }
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"images": [],
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  {
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"printlnReport": true,
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "5800000",
  "expectedRate": "13744.08",
  "builtUpExpectedRate": "11453.40",
  "image": "cases/658d08fcc71d833b917a284c/
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  "squareMeter": "39.21",
  "id": "259722"
},
{
  "printlnReport": true,
  "_id": "658fbe89545844510d0bce2a",
  "property": "Residential Flat",
  "area": "419",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "6400000",
  "expectedRate": "15274.46",
  "builtUpExpectedRate": "12728.72",
  "image": "cases/658d08fcc71d833b917a284c/
indicator_1703919118134_Image.png",
  "squareMeter": "38.93",
  "id": "429015"
},
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  "printlnReport": true,
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  "builtUpPercentage": "0",
  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "source": "square_yards",
  "expectedPrice": "6200000",
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    "expectedRate": "9538.46",
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    "id": "526440"
  }
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"externalImages": [
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_1703908174092_IMG_20231229_40629.jpg",
    "path": "cases/658d08fcc71d833b917a284c/
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    "panNo": "ABCDE1234A",
    "email": "vastukalamumbai@vastukala.com",
    "phone": "9819670183",
    "address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E),
Mumbai - 400 093",
    "shortName": "VCIPL",
    "type": "ORGANIZATION",
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    "ownerEmail": "umang@vastukala.org",
    "ownerName": "Umang Patel"
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Ltd. , Plot No. 67, Sector - 35, Village - Kamothe, Taluka - Panvel , District - Raigad ,
Navi Mumbai, PIN - 410 209, State - Maharashtra, India",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"relationWithOwner": "Watchmen ",
"siteVisitContactNo": "7696413910",
"buildingServicesRate": "2500",
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"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "20",
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"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 420.00",
"flatRate": "14000",
"landOtherRate": "11500",
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```

```

= 38.00\n\n",
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"otherCompositionCarpetTotal": "19.00",
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"proposePurchaserName": "Mr. Ananda Ramchandradesai & Mrs. Vaishali Ananda
Desai "
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Name	Length	Width	Total
Composition :			
Living Room	14'00"	9'7"	134.17
Passage	3'4"	9'4"	31.11
Bathroom	3'9"	4'7"	17.19
WC	3'4"	3'11"	13.06
Kitchen	7'10"	8'3"	64.62
Bedroom	9'3"	10'5"	96.35

Other
Composition :

Balcony Area	2'00"	9'6"	19.00
Balcony Area	2'00"	9'6"	19.00
