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{
  "typeOfReport": {
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    },
    "type": "CREDITOFFICER",
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    "firstName": "PRADIP PAWAR",
    "lastName": "PAWAR",
    "mobileNo": "",
    "workMobileNo": "8080004036",
    "email": ""
  },
  "fees": {
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    "quotedAmount": ""
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  "organization": {
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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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"branch": {
  "_id": "5fc6c33c74d12c494856b80a",
  "branchCode": "000088",
  "type": "BRANCH",
  "name": "RACPC- Chinchpokli ",
  "email": "sbi.17889@sbi.co.in",
  "mobileNo": "022-23707514",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, Mumbai South Voltas
House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State
- Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - CHINCHPOKALI",
  "fax": "022-23707512 / 13",
  "sendStructuralCertificate": "0"
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"type": "EMPLOYEE",
  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60af3d172ffdf65bcd6585cd\\
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"siteEngineer": {
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  "_id": "62ea09ea4e679b264caf07d7",
  "role": "SITEENGINEER",
  "firstName": "Suraj",
  "email": "suraj@vastukala.org",
  "lastName": "Zore",
  "mobileNo": "8652448654",
  "designation": "",
  "shortName": "SZ",
  "workWithDocumentMaker": "60092304a16fab0f2af9b0c2",
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  "firstName": "Prajakta",
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  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
  "shortName": "P",
  "workWithDocumentMaker": "",
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"email": "nitesh.khedekar@vastukala.org",
"lastName": "Khedekar",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "registrationNo": [
      {
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        "_id": "60af80072ffdf65bcd658651",
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          "label": "Chartered Engineer"
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.9570325006311"
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  "label": "3 BHK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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    "label": false
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    "value": "Vadavali",
    "label": true
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  "value": "",
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  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
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  "key": "newSurveyNumber",
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Survey No. 21/12,10,14,16, 19,20,21 Survey No. 22/1,7, Survey No. 23/2A,3A, 4",
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  "value": "",
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  "value": "",
  "label": false
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  "label": true
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  "key": "postalCode",
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  "finishing": {
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    "label": "Cement Plastering"
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  "ownership": {
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    "label": "sole ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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"label": "Urban"
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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  "label": "No"
},
"asPerActualAgreement": {
  "north": "Building No. 17",
  "west": "Internal Road & Hill View Society",
  "south": "Building No. 11",
  "east": "Open Plot"
},
"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
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    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Part Occupancy Certificate Document No. V.P.
NO. 2007 / 06 - TMC / TDD / 41 dated 13.05.2013 issued by Thane Municipal
Corporation",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
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"remark": "",
"depreciationPercentage": "16.5",
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"salvageValue": "10",
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"depreciatedBuildingRate": "2338"
},
"igrRate": {
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  "rate": "97700",
  "landRate": "19900",
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  "squareMeterGuideLineRate": "97700.00",
  "squareFeetGuideLineRate": "9077.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "89",
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  "squareFeetGuideLineRate": "8282.00",
  "squareMeterGuideLineRate": "89142.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
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  "assessmentNo": "Details not available",
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  "taxAmount": "Details not available",
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Stilt + Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2013",
    "fullDate": "1/1/2013"
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"label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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},
"structuralSafety": {
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "49",
"ageOfBuilding": "11",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "28",
"flatFloorNo": "4",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "861.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
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routeMap_1705129596153_Image.png",
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"routeLat": "19.258641",
"routeLng": "72.956686",
"stationName": "Thane",
"routeDistance": "10.4 Km."
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    null
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "es9e5d",
    "name": "es9e5d",
    "image": "cases/659f883902c44c777bafcf26/
routeMap_1705129547798_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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"finalValue": "9002284.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
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  "status": false
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  "isHideFloor": false,
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      "orientation": "portrait"
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      "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/659f883902c44c777bafcf26/
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    "orientation": "portrait"
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      "orientation": "portrait"
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      "name": "Living Room",
      "path": "cases/659f883902c44c777bafcf26/
externallmg_r_1705076990478_1705077069250_image_11.jpg",
      "orientation": "portrait"
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      "name": "Living Room",
      "path": "cases/659f883902c44c777bafcf26/
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      "orientation": "portrait"
    },
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      "_id": "65a1690b02c44c777bb2fdd9",
      "name": "Living Room",
      "path": "cases/659f883902c44c777bafcf26/
externallmg_r_1705076994259_1705077069250_image_13.jpg",
      "orientation": "portrait"
    }
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  "builtUpRateRange": {
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    "max": "11112"
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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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"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "APPROXIMATE_LEAD"
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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
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"ownerName": "Mr. Manohar Balkrishna Thakare",
"ownerPhoneNo": "9594968110",
"appAddress": "Flat no 401,4floor,Building No 16,Type-E,Phase-II,Trinity Hill
CHS,Harare City,Vadavali GB Road Thane Near City Mall ",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  },
  "inputs": {
    "documentDate": "19/11/2009",
    "from": {
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      "label": "Promoter"
    }
  },
  "Promoter": "Haware Engineers & Builders Private Limited",
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"to": {
  "value": "Purchaser",
  "label": "Purchaser"
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"Purchaser": "Mr. Manohar Balkrishna Thakare",
"number": {
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  "label": "Document No"
},
"Document_No": "6449/2009"
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"fileName":
"document_1704953690083_1704953801547_DocScanner_Dec_21_2023_1054.pdf"
},
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "V.P. NO. 2007 / 06 - TMC / TDD / 41"
  },
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      "label": "The Transferor"
    },
    "The_Transferor": "Mr. Manohar Balkrishna Thakare",
    "to": {
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      "label": "The Transferee"
    },
    "The_Transferee": "Mr. Gangadhar Babu Godse"
  },
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  "displayStatus": true,
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391_NO_LOAN_GANGADHAR_GODSE__HAWARE_CITI.docx",
  "fileName": "document_1704953910065_1704954022391_NO_LOAN_GANGADHA
R_GODSE__HAWARE_CITI.docx"
}
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"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jan 11 2024 11:48:33 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Manohar Balkrishna Thakare",
    "phone": "9594968110",
    "ownershipShare": "",
    "email": "",
    "id": "257313"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Gangadhar Babu Godse",
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    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
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      "label": "Square Feet"
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    "length": "8.92",
    "length1": "8",
    "length2": "11",
    "width": "13.92",
    "width1": "13",
    "width2": "11",
    "totalArea": "124.09",
    "images": [],
    "extraAreas": [],
    "finalArea": "124.09"
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  {
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      "label": "Square Feet"
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    "name": "Kitchen",
    "length": "9.25",
    "length1": "9",
    "length2": "3",
    "width": "7.00",
    "width1": "7",
    "width2": "0",
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    "extraAreas": [],
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  "length2": "5",
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  "width1": "3",
  "width2": "8",
  "totalArea": "12.53",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.53"
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "7.25",
  "width1": "7",
  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "26.58"
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "3.75",
  "length1": "3",
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  "width": "7.50",
  "width1": "7",
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    "label": "Square Feet"
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  "name": "Toilet",
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  "width1": "3",
  "width2": "8",
  "totalArea": "24.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.75"
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    "label": "Square Feet"
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  "name": "Dining",
  "length": "5.50",
  "length1": "5",
  "length2": "6",
  "width": "10.92",
  "width1": "10",
  "width2": "11",
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  "extraAreas": [],
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    "label": "Square Feet"
  },

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"width2": "5",
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"images": [],
"extraAreas": [],
"finalArea": "79.26"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "8.50",
  "length1": "8",
  "length2": "6",
  "width": "10.92",
  "width1": "10",
  "width2": "11",
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  "images": [],
  "extraAreas": [],
  "finalArea": "92.79"
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "length1": "8",
  "length2": "9",
  "width": "10.75",
  "width1": "10",
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  "images": [],
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"finalArea": "94.06"
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  "name": "Passage",
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  "length1": "8",
  "length2": "7",
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  "width1": "3",
  "width2": "5",
  "totalArea": "29.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.33"
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    "label": "Square Feet"
  },
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  "name": "Passage",
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  "images": [],
  "extraAreas": [],
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"otherComposition": [
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    "toBeAdded": {
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      "value": "Carpet"
    }
  },

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"name": {
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  "value": "Cupboard"
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"measurementType": {
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  "label": "Square Feet"
},
"length1": "2",
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"images": [],
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    "value": "Cupboard"
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    "label": "Square Feet"
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  "length2": "1",
  "length": "2.08",
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  "length1": "2",
  "length2": "11",
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  "width1": "6",
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  "images": [],
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  "percentage": "100",
  "finalArea": "19.2"
}
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"externalReport": [],
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    "totalAreaDocument": "718",
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        "lastName": "Khedekar",
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Trinity Hills Co-Op. Hsg. Soc. Ltd., Haware Citi, Behind Hyper Citi Mall, Kasarvadavali,
Ghodbunder Road, Village - Vadavali, Thane (West), Taluka - Thane, District - Thane,
PIN Code - 400 615, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "60af3d172ffdf65bcd6585cd",
"contactPersonName": "Mr. Gangadhar Babu Godse",
"email": "",
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"relationWithOwner": "Proposed Buyer",
"siteVisitContactNo": "9594968110",
"buildingServicesRate": "2800",
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"finalBuiltUpPercentage": "20",
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Dining",
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"finalCarpetArea": "690.59",
"finalSalableArea": "911.58",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 651.00\nCupboard Area in Sq.
Ft. = 40.00\nTotal Carpet Area in Sq. Ft. = 691.00\n(Area as per Actual Site
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"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "40.04",
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"siteVisitDate": "2024-01-12"
}

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Name	Length	Width	Total
Composition :			
Living Room	8'11"	13'11"	124.09
Kitchen	9'3"	7'0"	64.75
Passage	3'5"	3'8"	12.53
Toilet	3'8"	7'3"	26.58
Toilet	3'9"	7'6"	28.12
Toilet	6'9"	3'8"	24.75
Dining	5'6"	10'11"	60.04
Bedroom	8'5"	9'5"	79.26
Bedroom	8'6"	10'11"	92.79

Bedroom	8'9"	10'9"	94.06
Passage	8'7"	3'5"	29.33
Passage	4'6"	3'2"	14.25
Other Composition :			
Cupboard	2'1"	3'5"	7.12
Cupboard	2'1"	6'7"	13.72
Cupboard	2'11"	6'7"	19.20