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{
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    "proposePurchaser": true,
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    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "firstName": "Rohan ",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 4000,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
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",
  "status": true
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  "type": "BRANCH",
  "name": "RACPC Sion ",
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  "mobileNo": "02225046265",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "Abhiraj",
  "email": "abhishekharijan@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8369839430",
  "designation": "",
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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      "dateTime": "2024-01-21",
      "remark": "MANUAL_IN_TASK"
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  "value": "",
  "label": false
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"flatSpecifications": {
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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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  "windows": {
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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"townplanApprovedByList": {
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  "label": "MHADA"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "north": "Vishwa Row House ",
  "west": "Krishna Building ",
  "south": "MHADA Colony Road ",
  "east": "MHADA Colony Road "
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  "south": "Details not available ",
  "east": "Details not available "
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    "south": "Details not available ",
    "west": "Details not available "
  },
  "asPerDocument": {
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    "approvePlanVerified": "N.A",
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  "compositeRate": {
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    "buildingServicesDepreciatedRate": "180",
    "depreciatedCostOfConstruction": "8020.00",
    "depreciatedBuildingRate": "1820"
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  "igrRate": {
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    "rate": "50460",
    "landRate": "9890",
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    "squareMeterGuideLineRate": "55506.00",
    "squareFeetGuideLineRate": "5157.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "10",
    "depreciationPercentage": "94",
    "rate": "4902.00",
    "squareFeetGuideLineRate": "4902.00",
    "squareMeterGuideLineRate": "52769.00"
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  "outgoingDetail": {
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      "label": "Medium"
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      "label": "Residential Purpose"
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    "propertyOccupiedByList": {
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      "label": "Vacant"
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    "monthlyRent": "14,000",
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"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per local norms ",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"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"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Stilt Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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"year": "2018",
"fullDate": "1/1/2018"
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"planningArea": {
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "12",
"flatFloorNo": "11",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "848.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
}
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},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Metro Station"
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    "routeMapImg": "cases/65a62abb02c44c777bb6a366/
routeMap_1705993704182_Image.png",
    "routeLat": "18.631182",
    "routeLng": "73.806743",
    "stationName": "PCMC ",
    "routeDistance": "950 Mtrs."
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "k9tg1",
      "name": "k9tg1",
      "image": "cases/65a62abb02c44c777bb6a366/
routeMap_1705993592423_Image.png"
    }
  ]
},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5670140.00",
"finalValue": "5670140.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": true,
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  "date": "Tue Jan 23 2024 12:55:53 GMT+0530 (India Standard Time)",
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  "dayCount": "8",
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  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
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    "status": true
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  "rccPlinth": {
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  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
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  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
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  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"window": {
  "label": "Window",
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": false
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  "status": true
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"reportImages": {
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externalImg_1705979157519_WhatsApp_Image_20240122_at_174853.jpeg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Living Room",
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/65a62abb02c44c777bb6a366/
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    "orientation": "portrait"
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  "carpetRateRange": {
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"min": "7985",
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"builtUpRateRange": {
  "min": "6655",
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    "isEditable": false
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    "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
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"status": true,
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"finalValuationArea": "707.00",
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentId": [],
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"ownerName": "Maharashtra Housing and Area Development Authority (MHADA)",
"ownerPhoneNo": "9768107813",
"appAddress": "Flat no. 1104, 11th Floor, Wing - A, Building no. 07, Morvadi, Dist.
Pune ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "MHADA Provisional Offer Letter",
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    "value": "60ae12a4aa6d152c1801b497"
  },
  "inputs": {
    "documentDate": "10/01/2024",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Mr. Imamsab Babulal Shekh"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "755212",
  "path": "cases/65a62abb02c44c777bb6a366/
document_1705388719657_1705388838611_Imamsab_valuation.pdf",
  "fileName": "document_1705388719657_1705388838611_Imamsab_valuation.pdf"
},
{
  "documentType": {
    "value": "60ae12a5aa6d152c1801b49c",
    "label": "MHADA Intimation Letter"
  },
  "inputs": {
    "documentDate": "07/12/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "remark": " in the name of Mr. Imamsab Babulal Shekh"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "197790",
  "path": "cases/65a62abb02c44c777bb6a366/document_1705992582537_document
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  "fileName": "document_1705992582537_document_1705388719657_17053888386
11_Imamsab_valuation.pdf"
},
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    "label": "Property Tax"
  }
}
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    },
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        "label": "No"
      },
    },
    "No": "2324080503111"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "319031",
  "path": "cases/65a62abb02c44c777bb6a366/
document_1705993236637_163812.pdf",
  "fileName": "document_1705993236637_163812.pdf"
}
],
"caseNumber": "006377",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "932967",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jan 16 2024 12:35:31 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Maharashtra Housing and Area Development Authority (MHADA)",
    "phone": "9768107813",
    "ownershipShare": "",
    "email": "",
    "id": "548047"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Imamsab Babulal Shekh",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
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  "name": "Living Room",
  "length": "75.00",
  "length1": "75",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "75.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "75.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Dining",
  "length": "148.00",
  "length1": "148",
  "length2": "00",
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  "width1": "1",
  "width2": "00",
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  "extraAreas": [],
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "",
  "length1": "28",
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"width": "",
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"totalArea": "28.00",
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{
  "measurementType": {
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    "label": "Square Feet"
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  "length": "99.00",
  "length1": "99",
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  "width1": "1",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "99.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "6",
  "name": "Bedroom",
  "length": "143.00",
  "length1": "143",
  "length2": "0",
  "width": "1.00",
  "width1": "1",
  "width2": "0",
  "totalArea": "143.00",
  "images": [],
  "finalArea": "143.00",
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "",
  "length1": "131",
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  "width": "",
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  "width2": "0",
  "totalArea": "131.00",
  "images": [],
  "finalArea": "131.00",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "31.00",
  "length1": "31",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "31.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "7",
  "name": "Toilet",
  "length": "36.00",
  "length1": "36",
  "length2": "00",
  "width": "1.00",
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"width2": "00",
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"images": [],
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  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length1": "69",
  "length2": "00",
  "length": "69.00",
  "width1": "1",
  "width2": "00",
  "width": "1.00",
  "totalArea": "69.00",
  "percentageBeforeTotal": "69.00",
  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "69"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "MHADA Provisional Offer Letter",
    "value": "60ae12a4aa6d152c1801b497"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "65.68",
    "totalAreaDocument": "707",
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    "docFinalBuiltpUp": "848.40",
    "docFinalBuiltpUpSquareMeter": "78.82",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "282874"
  }
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"images": [],
"indicatorArr": [
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    "property": "Flat",
    "area": "711",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "4",
    "source": "magic_bricks",
    "expectedPrice": "7500000",
    "expectedRate": "10548.52",
    "builtUpExpectedRate": "8790.44",
    "image": "cases/65a62abb02c44c777bb6a366/indicator_1705989268983_Image.png",
    "squareMeter": "66.05",
    "id": "864828"
  },
  {
    "printlnReport": true,
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    "property": "Flat",
    "area": "750",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "source": "Nobroker.com",
    "expectedPrice": "7500000",
    "expectedRate": "10000.00",
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    "builtUpExpectedRate": "8333.33",
    "image": "cases/65a62abb02c44c777bb6a366/
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    "squareMeter": "69.68",
    "id": "194207"
  },
  {
    "printlnReport": true,
    "_id": "65af5d3f8babf21ac5dbf767",
    "property": "Flat",
    "area": "814",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "5",
    "source": "https://www.99acres.com/",
    "expectedPrice": "6500000",
    "expectedRate": "7985.26",
    "builtUpExpectedRate": "6654.38",
    "image": "cases/65a62abb02c44c777bb6a366/
indicator_1705989350420_Image.png",
    "squareMeter": "75.62",
    "id": "511590"
  }
],
"externallImages": [
  {
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    "status": false,
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    "name":
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    "path": "cases/65a62abb02c44c777bb6a366/
externallmg_1705979157459_WhatsApp_Image_20240122_at_174843.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/65a62abb02c44c777bb6a366/
externallmg_1705979157466_WhatsApp_Image_20240122_at_174844_1.jpeg",
    "orientation": "landscape"
  }
]
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externallmg_1705979157474_WhatsApp_Image_20240122_at_174844.jpeg",
      "orientation": "landscape"
    },
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      "_id": "65af2d158babf21ac5db54ac",
      "name":
"externallmg_1705979157478_WhatsApp_Image_20240122_at_174846.jpeg",
      "path": "cases/65a62abb02c44c777bb6a366/
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      "orientation": "landscape"
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      "path": "cases/65a62abb02c44c777bb6a366/
externallmg_1705979157483_WhatsApp_Image_20240122_at_174848_1.jpeg",
      "orientation": "portrait"
    },
    {
      "type": "EXTERNAL_IMAGES",
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      "_id": "65af2d158babf21ac5db54ae",
      "name":
"externallmg_1705979157486_WhatsApp_Image_20240122_at_174848_2.jpeg",
      "path": "cases/65a62abb02c44c777bb6a366/
externallmg_1705979157486_WhatsApp_Image_20240122_at_174848_2.jpeg",
      "orientation": "landscape"
    },
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      "status": false,
      "_id": "65af2d158babf21ac5db54af",
      "name":
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Scheme No. 603, Riverdale Sahakari Gruharachana Sanstha Maryadit , Sant
Dnyaneshwar Nagar, Pimpri, Village - Morwadi (Pimpri Waghire & Pimpri Camp),
Taluka - Haveli, District - Pune , Pune, PIN - 411 018, State - Maharashtra, Country -
India",
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"email": "",
"isExternal": "false",
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"ownershipShare": "",
"proposePurchaserName": "Mr. Imamsab Babulal Shekh",
"purchaseValueAsPerDocument": "",
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  "mall": false
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"toBeAdded": "",
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"otherCompositionSaleableTotal": "0.00",
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"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 624.00\nBalcony Area in Sq. Ft.
= 69.00\n\n",
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    "value": "Free_Hold"
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    "leaseRent": "",
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    "leaseTo": "",
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"reportGeneratedDate": "Tue Jan 23 2024 12:22:27 GMT+0530 (India Standard
Time)",
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}

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Name	Length	Width	Total
Composition :			
Living Room	75'00"	1'00"	75.00
Dining	148'00"	1'00"	148.00
Passage	28'0"	1'0"	28.00
Bedroom	99'00"	1'00"	99.00



Bedroom	143'0"	1'0"	143.00
Kitchen	131'0"	1'0"	131.00
Toilet	31'00"	1'00"	31.00
Toilet	36'00"	1'00"	36.00
Other Composition :			
Balcony Area	69'00"	1'00"	69.00