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{
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    "firstName": "Rajeev kumar ",
    "lastName": "Ranjan\t",
    "mobileNo": "",
    "workMobileNo": "9967159553",
    "email": "1rajeevrapc.borivali@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 2500,
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Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "initial": "SBI",
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  "name": "Racpc Borivali West Shimpoli Road",
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  "email": "racpc.borivali@sbi.co.in",
  "fax": "",
  "ledgerName": "",
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Road, Borivali West Mumbai 400092"
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"role": "PICKUPPERSON",
"firstName": "Saurabh",
"email": "saurabhvelonde143@gmail.com",
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"mobileNo": "8691048846",
"shortName": "SSV",
"workWithDocumentMaker": "",
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"role": "SITEENGINEER",
"firstName": "Deepak ",
"email": "daksh7831@gmail.com",
"lastName": "Jain ",
"mobileNo": "9022815908",
"designation": "",
"shortName": "DJ",
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"rateVerifier": {
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"_id": "60eeaeddf3dd69653a581316",
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"firstName": "Shyam",
"email": "shyam@vastukala.org",
"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
"shortName": "SK",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": false
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  "key": "plotNo",
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"street2": {
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  "value": "Near Thakur Public School, Thakur Village Road",
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  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "602",
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  "label": false
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  "label": false
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    "label": "R.C.C. slab"
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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"label": "Middle Class"
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "north": "Evershine Road",
  "west": "Residential Building",
  "south": "Open Plot",
  "east": "Gaurav Shikhar Building"
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  "north": "18.3 Mtrs. D. P. Road bearing C.T.S. No. 818C/1 B(pt) of Village Poisar",
  "west": "Boundary of Property bearing C.T.S. No. 809/A/1/19A/1/3 & 809a/1/19A/1/4 of Village Poisar",
  "south": "13.4 Mtrs. D.P. Road, bearing C.T.S. No. 818C/1 B(pt) of Village Poisar",
  "east": "Boundary of Property bearing C.T.S. No. 809A/1/19A/1/7 of Village Poisar"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "As per Agreement Sale Plan, the composition of residential flat is Living / Dining Room + 1 Bedroom + 1 Master Bedroom + Study Room + Kitchen + 2 Toilets + Passage (i.e. 3 BHK with 2 Toilets)",
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"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CHE/A-3922/
BP(WS) AR dated 19.05.2023 issued by Municipal Corporation of Greater Mumbai
(Downloaded from MCGM site).",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No"
},
"compositeRate": {
"remark": "Internal visit not allowed at site. The details about the work progress
status has been provided by Sales Person Ms. Rutuja Naik (Contact No. 9619539657)",
"depreciationPercentage": "",
"depreciationRatioOfBuilding": "",
"salvageValue": "",
"depreciatedCostOfConstruction": "",
"depreciatedBuildingRate": ""
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"igrRate": {
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"rate": "171770",
"landRate": "82650",
"igrImage": "cases/65a62c6502c44c777bb6a76d/igr_1705487095852_Image.png",
"squareMeterGuideLineRate": "180359.00",
"squareFeetGuideLineRate": "16756.00"
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"igrFinalRate": {
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"rate": "16302.00",
"squareFeetGuideLineRate": "16302.00",
"squareMeterGuideLineRate": "175474.00"
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"value": "Medium",
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"value": "Residential_Purpose",
"label": "Residential Purpose"
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"propertyOccupiedByList": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"monthlyRent": "52,000",
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"taxPaidHolderName": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Covered Car Parking Space",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Proposed Plain Looking"
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  "dateOfConstruction": {
    "date": "",
    "month": "1",
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"fullDate": "1/1/2026"
},
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "2",
"noOfPodium": "5",
"noOfAmenityFloors": "1",
"noOfFloors": "36",
"flatFloorNo": "6",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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      "label": "Railway Station"
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routeMap_1705492995110_Image.png",
    "routeLat": "19.210126",
    "routeLng": "72.875827",
    "stationName": "Kandivali",
    "routeDistance": "3.3 km"
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
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    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "qhlkqd",
      "name": "qhlkqd",
      "image": "cases/65a62c6502c44c777bb6a76d/
routeMap_1705492918055_Image.png"
    }
  ]
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "20645500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "20645500.00"
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"outward": {
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},
"rateVerify": {
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"underConstruction": {
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    "percentage": "5",
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    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "39",
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"percentage": "33.91304347826087",
"isHideFloor": false,
"status": true
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"internalBrickWork": {
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  "floorsCompleted": "39",
  "percentage": "5.93",
  "isHideFloor": false,
  "status": true
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "39",
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  "status": true
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "36",
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  "floorsCompleted": "36",
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"window": {
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  "floorsCompleted": "",
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},
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  "status": true
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": true
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
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  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": true
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"guidelineDetails": {
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  "selectedBuildUpValue": "863.50",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [
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      "path": "cases/65a62c6502c44c777bb6a76d/
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      "orientation": "portrait"
    }
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  "externalPhotos": [
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      "path": "cases/65a62c6502c44c777bb6a76d/
externallmg_1705467135247_IMG_20240116_160520__01.jpg",
      "orientation": "portrait"
    }
  ]
}
```

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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "max": "30294"
  },
  "builtUpRateRange": {
    "min": "23874",
    "max": "27541"
  }
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"detailsOfValuation": {
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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  "kitchenArrangements": {
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    "status": true,
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  "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",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "785.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentId": [],
"_id": "65a62c6502c44c777bb6a76d",
"ownerName": "Mrs. Snigdha Sachin Joshi",
"ownerPhoneNo": "8108281707",
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"appAddress": "Flat no. 602, 6th Floor, Wing - A, TW Gardens, Thakur Village,
kandivali East ",
"remark": "+91 89766 77883 Santosh Yadav HLC",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "31/03/2021",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Vasudev C. Wadhwa Construction",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Snigdha Sachin Joshi & Mr. Sachin Vijay Joshi",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "6440-2021"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/65a62c6502c44c777bb6a76d/
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    "fileName": "document_1705389119269_1705389238275_A602_AGR.PDF"
  },
  {
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      "value": "60ae129faa6d152c1801b47d",
      "label": "RERA Certificate"
    },
    "inputs": {
      "documentDate": "08/09/2022",
      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Real_Estate_Regulatory_Authority",
        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
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    "value": "No",
    "label": "No"
  },
  "No": "P518000024368"
},
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"displayStatus": false,
"fileName": "document_1705492407215_P51800024368.pdf",
"path": "cases/65a62c6502c44c777bb6a76d/
document_1705492407215_P51800024368.pdf",
"id": "436881",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Wed Jan 17 2024 17:23:27 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "19/01/2024",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_Of_Greater_Mumbai",
      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "remark": "(Downloaded from MCGM site)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CHE/A-3922/BP(WS) AR"
},
"isHardCopy": false,
"displayStatus": true,
"id": "889406",
"path": "cases/65a62c6502c44c777bb6a76d/document_1705498707762_6.pdf",
"fileName": "document_1705498707762_6.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "01/08/2023",
    "nameOfApprovingAuthority": {
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    "value": "Municipal_Corporation_Of_Greater_Mumbai",
    "label": "Municipal Corporation Of Greater Mumbai"
  },
  "remark": "(Downloaded from MCGM site)",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CHE/A-3922/BP(WS) AR/FCC/6/Amend"
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/65a62c6502c44c777bb6a76d/document_1705499872476_CC1.pdf",
"fileName": "document_1705499872476_CC1.pdf"
}
],
"caseNumber": "006378",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "870798",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jan 16 2024 12:42:37 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Snigdha Sachin Joshi",
    "phone": "8108281707",
    "ownershipShare": "",
    "email": "",
    "id": "225920"
  },
  {
    "name": "Mr. Sachin Vijay Joshi",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "138340"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
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"otherComposition": [],
"externalReport": [],
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  {
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      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "793365",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "785",
    "squareMeterArea": "72.93",
    "docFinalBuiltUp": "863.5",
    "docFinalBuiltUpSquareMeter": "80.22300000000001",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
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    "area": "918",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "sale_Instance",
    "areaType": "Carpet",
    "source": "Index_no.2",
    "expectedPrice": "24107240",
    "expectedRate": "26260.61",
    "builtUpExpectedRate": "23873.28",
    "image": "cases/65a62c6502c44c777bb6a76d/
indicator_1705486895498_Image.jpeg",
    "squareMeter": "85.29",
    "id": "789588"
  },
  {
    "printlnReport": true,
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  "_id": "65a7ab00ebcd536a2b7a695e",
  "property": "Residential Flat",
  "area": "630",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "19000000",
  "expectedRate": "30158.73",
  "builtUpExpectedRate": "27417.03",
  "image": "cases/65a62c6502c44c777bb6a76d/
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  "squareMeter": "58.53",
  "id": "367855"
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  "area": "680",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "square_yards",
  "expectedPrice": "20600000",
  "expectedRate": "30294.12",
  "builtUpExpectedRate": "27540.11",
  "image": "cases/65a62c6502c44c777bb6a76d/
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  "squareMeter": "63.17",
  "id": "107215"
},
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  "_id": "65a7ab00ebcd536a2b7a6960",
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "16600000",
  "expectedRate": "26602.56",
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    "builtUpExpectedRate": "24184.15",
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    "id": "370849"
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  {
    "printlnReport": true,
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    "property": "Residential Flat",
    "area": "785",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "source": "Housing.Com",
    "expectedPrice": "21200000",
    "expectedRate": "27006.37",
    "builtUpExpectedRate": "24551.24",
    "image": "cases/65a62c6502c44c777bb6a76d/
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    "squareMeter": "72.93",
    "id": "742834"
  }
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"externalImages": [
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    "path": "cases/65a62c6502c44c777bb6a76d/
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65a75cff9413402ebab71730",
    "name": "externalImg_1705467135183_IMG_20240116_160531.jpg",
    "path": "cases/65a62c6502c44c777bb6a76d/
externalImg_1705467135183_IMG_20240116_160531.jpg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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  "orientation": "portrait"
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  "_id": "65a75cff9413402ebab71732",
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  "path": "cases/65a62c6502c44c777bb6a76d/
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  "orientation": "portrait"
},
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  "path": "cases/65a62c6502c44c777bb6a76d/
externallmg_1705467135218_IMG_20240116_160540.jpg",
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externallmg_1705467135226_IMG_20240116_160016.jpg",
  "orientation": "portrait"
},
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  "name": "externallmg_1705467135235_IMG_20240116_160030.jpg",
  "path": "cases/65a62c6502c44c777bb6a76d/
externallmg_1705467135235_IMG_20240116_160030.jpg",
  "orientation": "portrait"
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  "status": false,
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externallmg_1705467135240_IMG_20240116_160105.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65a75cff9413402ebab71737",
    "name": "externallmg_1705467135247_IMG_20240116_160520__01.jpg",
    "path": "cases/65a62c6502c44c777bb6a76d/
externallmg_1705467135247_IMG_20240116_160520__01.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/65a62c6502c44c777bb6a76d/
externallmg_r_1705467135231_IMG_20240116_160023.jpg",
    "orientation": "landscape"
  }
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"externalDocuments": [],
"processingDocuments": [
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    "filename": "1705487122567_AGR.pdf",
    "path": "cases/65a62c6502c44c777bb6a76d/
processingDocuments/1705487122567_AGR.pdf",
    "size": "7015285",
    "createdAt": "Wed Jan 17 2024 15:55:22 GMT+0530 (India Standard Time)",
    "uploadedBy": "60eeaeddf3dd69653a581316"
  },
  {
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    "originalname": "IGR-01.pdf",
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    "size": "161336",
    "createdAt": "Wed Jan 17 2024 15:55:22 GMT+0530 (India Standard Time)",
    "uploadedBy": "60eeaeddf3dd69653a581316"
  },
  {
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    "filename": "1705487122701_IGR02.pdf",
    "path": "cases/65a62c6502c44c777bb6a76d/
processingDocuments/1705487122701_IGR02.pdf",
    "size": "162113",
    "createdAt": "Wed Jan 17 2024 15:55:22 GMT+0530 (India Standard Time)",
    "uploadedBy": "60eeaeddf3dd69653a581316"
  },
  {
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    "filename": "1705487122705_Site_Details.pdf",
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Village - Poisar, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban,
Mumbai, PIN - 400 101, State - Maharashtra, India",
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