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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "type": "CREDITOFFICER",
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    "firstName": "Naman Agarwal",
    "lastName": "Agarwal",
    "mobileNo": "",
    "email": "naman.agarwal@sbi.co.in",
    "workMobileNo": "9160388615"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": null,
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"name": "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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"client": {
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai
samachar marg Fort."
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
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"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
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},
"siteEngineer": {
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"_id": "648fcad91b499c2d52dc86f3",
"role": "SITEENGINEER",
"firstName": "Barkat",
"email": "barkathodekar68@gmail.com",
"lastName": "Hodekar",
"mobileNo": "8879011615",
"designation": "Site Engg",
"shortName": "Barkat",
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"email": "nitesh.khedekar@vastukala.org",
"lastName": "Khedekar",
"mobileNo": "8369040652",
"designation": "",
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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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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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  "value": "BANK"
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      "dateTime": "2024-01-23",
      "remark": "MANUAL_IN_TASK"
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    "label": true
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  "value": "",
  "label": true
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  "label": false
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  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "1D/716",
  "label": true
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  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "key": "suburb",
  "value": "Byculla (East), Mumbai",
  "label": false
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},
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
  },
  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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    "label": "Higher Middle Class"
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "A G Pawar Lane No. 2",
    "west": "Internal Road",
    "south": "Wing - B & C",
    "east": "Building No. 1"
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  "asPerDocumentAgreement": {
    "north": "By private passage and beyond it by land bearing C.S. No. 716 of Mazgoan Division",
    "west": "Partly by the property of R.R. Builders and a public passage alongwith 2 other pieces of land bearing C.S. No. 716 and 2/716 registered under the books of collector",
    "south": "By private passage and beyond it by land bearing C.S. No. 2/716 and partly by property of Muncherji Pallonji Contractor bearing New Survey No. 1/3634",
    "east": "by land bearing New survey No. 7/4628 in co-occupation of Kasamali Jairajbhai Peerbhoy"
  },
  "unitBoundaries": {
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      "north": "",
      "west": "",
      "south": "",
      "east": ""
    }
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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Bedroom + Living Room + Kitchen + 2 Toilets (i.e. 1 BHK flat)",
"dateOfIssusApprovePlan": "Copy of Approved Plan Document No. EB / 6738 / E / A
dated 07.12.2022 issued by Municipal Corporation of Greater Mumbai",
"approvePlanVerified": "N.A., as the building Under Construction",
"empanelledOfApprovePlan": "N.A."
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "propertyName": "Residential ",
  "rate": "153480.00",
  "landRate": "65660",
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  "squareMeterGuideLineRate": "168828.00",
  "squareFeetGuideLineRate": "15685.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "168828.00",
  "squareFeetGuideLineRate": "15685.00"
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"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  }
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"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": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed Stilt + Podium Car Parking",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
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  "label": "Plain Looking"
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  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
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  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building Under Construction"
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"materialUsedList": {
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  "label": "Building Under Construction"
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  "label": "Proposed Standard"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
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  "label": "Proposed Connected to Municipal Sewerage System "
},
}
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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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"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "Proposed_Ground",
  "label": "Proposed Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "10",
"noOfAmenityFloors": "1",
"noOfFloors": "29",
"flatFloorNo": "12",
"noOfLifts": "6",
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"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
    },
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routeMap_1706095595381_Image.png",
    "routeLat": "18.982766",
    "routeLng": "72.839013",
    "stationName": "Byculla",
    "routeDistance": "1.5 Km."
  },
  "finalLatLng": {
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    "type": "Point"
  },
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    "finalLatLng": true
  },
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    {
      "id": "wanzo",
      "name": "wanzo",
      "image": "cases/65af80df8babf21ac5dc95a6/
routeMap_1706095274214_Image.png"
    }
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"finaltotal": "14840000.00",
"distressValuePercentage": "80",
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"bookValue": "0",
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"outward": {
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"rateVerify": {
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"underConstruction": {
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    "status": true
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  "isHideFloor": false,
  "status": false
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  "status": false
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"door": {
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
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"externalPainting": {
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  "status": false
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  "orientation": "portrait"
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"compositionImages": []
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"indicatorRange": {
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"builtUpRateRange": {
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    "isEditable": true
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    "quantity": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "424.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentId": [],
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"ownerName": "Ms. Tanaz Neville Daruwalla",
"ownerPhoneNo": "9322312752",
"appAddress": "Flat no1202.12floor,A-wing,Ruparel Vivanza,Harish Arjun Palav
Marg,New Patra Chwal,Dhaku Prabhuchi wadi,Byculla Mumbai",
"remark": "",
"documents": [
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"label": "Agreement For Sale",
"value": "60ae1254aa6d152c1801b326"
},
"inputs": {
  "documentDate": "09/01/2024",
  "from": {
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    "label": "Promoter"
  },
  "Promoter": "M/s. R. R. Builders",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Ms. Tanaz Neville Daruwalla",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "467/2024"
},
"isHardCopy": false,
"displayStatus": true,
"id": "148531",
"path": "cases/65af80df8babf21ac5dc95a6/document_1706000542254_170600066
6125_Tanaz_Neville_DaruwallaSBI_PBB_Fort.pdf",
"fileName": "document_1706000542254_1706000666125_Tanaz_Neville_Daruwalla
SBI_PBB_Fort.pdf"
},
{
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "06/12/2022",
    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "EB / 6738 / E / A / CC / 1 / Amend"
  },
}
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"isHardCopy": false,
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"id": "678690",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Wed Jan 24 2024 17:28:26 GMT+0530 (India Standard Time)"
},
{
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation Of Greater Mumbai"
    },
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    }
  },
  "Document_No": "EB / 6738 / E / A"
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"displayStatus": true,
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"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Wed Jan 24 2024 17:30:43 GMT+0530 (India Standard Time)"
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    "label": "RERA Certificate"
  },
  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
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  },
  "Document_No": "P51900003595"
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document_1706097691773_P51900003595.pdf",
"id": "249300",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Wed Jan 24 2024 17:31:32 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "006510",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "id": "153453",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jan 23 2024 14:33:27 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Ms. Tanaz Neville Daruwalla",
    "phone": "9322312752",
    "ownershipShare": "",
    "email": "",
    "id": "161123"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
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      "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "39.39",
  "totalAreaDocument": "424.00",
  "docBUILTUPPercentage": "10",
  "docFinalBUILTUP": "466.40",
  "docFinalBUILTUPSquareMeter": "43.33",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "133363"
}
],
"images": [],
"indicatorArr": [
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    "property": "2 BHK 635 Sq-ft Flat For Sale Ruparel Vivanza Ghodapdeo, Mumbai",
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    "builtUpPercentage": "20",
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    "areaType": "Carpet",
    "source": "magic_bricks",
    "expectedPrice": "22500000.00",
    "expectedRate": "35433.07",
    "builtUpExpectedRate": "29527.56",
    "image": "cases/65af80df8babf21ac5dc95a6/indicator_1706077772175_Image.png",
    "squareMeter": "58.99",
    "id": "940358"
  },
  {
    "printlnReport": true,
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    "area": "420.00",
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    "areaType": "Carpet",
    "source": "magic_bricks",
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Mumbai ",
  "area": "424.00",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "14500000.00",
  "expectedRate": "34198.11",
  "builtUpExpectedRate": "31089.19",
  "image": "cases/65af80df8babf21ac5dc95a6/indicator_1706077864459_Image.png",
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  "id": "645332"
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  "area": "1059.00",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "35000000",
  "expectedRate": "33050.05",
  "builtUpExpectedRate": "30045.50",
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  "id": "161832"
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  {
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    "status": false,
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    "orientation": "portrait"
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  {
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    "name": "externallmg_1706027189286_1706027313370_image_3.jpeg",
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externallmg_1706027189286_1706027313370_image_3.jpeg",
    "orientation": "portrait"
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externallmg_1706027189826_1706027313370_image_4.jpeg",
    "orientation": "portrait"
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    "name": "externallmg_1706027190396_1706027313370_image_5.jpeg",
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    "orientation": "portrait"
  },
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externallmg_1706027156915_1706027276266_image_4.jpeg",
    "orientation": "portrait"
  },
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  "label": "Retail"
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Keshavrao Laxman Borkar & Harish Arjun Palav Marg, New Patra Chawl, Dhaku
Prabhuchi Wadi, Ghodapdeo, Village - Mazgaon, Municipality Ward No. E - Ward,
Byculla (East), Mumbai, District - Mumbai District, PIN Code - 400 027, State -
Maharashtra, India",
"addressForMap": "",
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"isExternal": "false",
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"isUrgent": "false",
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"landOtherRate": "32000",
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"siteVisitDate": "2024-01-23",
"landDetails": {
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Name	Length	Width	Total
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Composition :

Other

Composition :
