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{
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  "purposeOfValuation": {
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    "type": "CREDITOFFICER",
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    "firstName": "Gauri",
    "lastName": "Karande",
    "mobileNo": "",
    "workMobileNo": "9619324504",
    "email": "2racpc.sion@sbi.co.in"
  },
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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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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "name": "RACPC Sion ",
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  "mobileNo": "02225046265",
  "alternateMobileNo": "",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "value": "Residential"
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"staff": {
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  "firstName": "Prayush ",
  "email": "prayush@vastukala.org",
  "lastName": "Parekh ",
  "mobileNo": "9767983840",
  "shortName": "PPP",
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},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "6006d4ce5080a310ac1fdcf2",
  "role": "ADMIN",
  "firstName": "Jagdish ",
  "email": "jagdish.bhatt@vastukala.org",
  "lastName": "Bhatt",
  "mobileNo": "8425864014",
  "designation": "",
  "shortName": "JB",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\6006d4ce5080a310ac1fdcf2\
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"rateVerifier": {
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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"maker": {
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  "firstName": "Jayaraja",
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"email": "jayaraja@vastukala.org",
"lastName": "Acharya",
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  "mobileNo": "8369040652",
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    "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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    {
      "dateTime": "24/01/2024 12:00 am"
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    {
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  ],
  "visitedDate": [
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      "dateTime": "2024-01-24",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
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    "name": "Country",
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
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  "value": "Moraj Waterfall Gateway",
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  "key": "newSurveyNumber",
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  "key": "selectNo",
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  "label": false
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  "key": "SRO",
  "value": "",
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  "key": "postalCode",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Nagpur",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  }
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  "townplanApprovedByList": {
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    "label": "Maharashtra Airport Development Company Limited"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Load Ganesh Temple",
    "south": "Open Plot & Road",
    "east": "Open Plot & Road"
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  "asPerDocumentAgreement": {
    "north": "Proposed Two Lane Road",
    "west": "Channel And Road",
    "south": "Proposed Development",
    "east": "Proposed Development"
  },
  "unitBoundaries": {
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      "west": "",
      "south": "",
      "east": ""
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    "asPerDocument": {
      "north": "",
      "west": "",
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    "south": "",
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  "isDisplay": false,
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"dateOfIssusApprovePlan": "As Part & Full Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "7000",
  "depreciatedBuildingRate": "2200"
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"igrRate": {
  "propertyName": "Residential ",
  "rate": "30190",
  "landRate": "2110",
  "igrImage": "cases/65b098864817a543416c608d/igr_1706077075300_Image.png",
  "squareMeterGuideLineRate": "30190.00",
  "squareFeetGuideLineRate": "2805.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "92",
  "rate": "2596.00",
  "squareFeetGuideLineRate": "2596.00",
  "squareMeterGuideLineRate": "27944.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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},
"propertyOccupiedByList": {
  "value": "Vacant",
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"assessmentNo": "Information not available",
"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MADC norm",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Along with One Covered Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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"asthetikLook": {
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  "year": "2016",
  "fullDate": "1/1/2016"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "1",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "18",
"flatFloorNo": "15",
"noOfLifts": "2",
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"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1138.80",
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/65b098864817a543416c608d/
routeMap_1706601359994_Image.png",
    "routeLat": "21.040972",
    "routeLng": "79.035389",
    "stationName": "Khapri",
    "routeDistance": "2.2 km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
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    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finalLatLng": true
  },
  "locationMapImg": [
    {
      "id": "3uuvng",
      "name": "3uuvng",
      "image": "cases/65b098864817a543416c608d/
routeMap_1706601271223_Image.png"
    }
  ]
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "6643000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "6643000.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
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"floorsCompleted": "",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
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  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
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  "isHideFloor": false,
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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},
"window": {
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"internalPainting": {
  "label": "Internal Painting",
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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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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"percentage": "0.00",
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  "percentage": "0.00",
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  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
  "finalGuidelineValue": "3250135.00",
  "selectedBuildUpValue": "1138.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "path": "cases/65b098864817a543416c608d/
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    "orientation": "landscape"
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      "orientation": "landscape"
    }
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      "path": "cases/65b098864817a543416c608d/
externallmg_1706072689523_WhatsApp_Image_20240124_at_093233.jpeg",
      "orientation": "landscape"
    }
  ],
  "societyNameBoardImage": [],
  "compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "5998",
    "max": "7060"
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  "builtUpRateRange": {
    "min": "4999",
    "max": "5884"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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"title": "Present value of the flat (incl. car parking, if provided)",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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"wardrobes": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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  "RATE_VERIFY": false,
  "MAKER": false,
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"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": false,
"finalValuationArea": "949.00",
"empanelmentNo": [
  "SME/TCC/2021-22/86/3",
  "SME/TCC/221/13"
],
"isAdvanceInvoice": true,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentId": [],
"_id": "65b098864817a543416c608d",
"ownerName": "M/s. Moraj Infratech Private Limited",
"ownerPhoneNo": "9326718691",
"fullAddress": "Residential Flat No. 1504, 15th Floor, Woods Tower, Block - D -
Rosewood, Moraj Waterfall Gateway, Plot No. 5, Sector 21, Village - Khapri (Railway),
Mihan, Nagpur, Taluka - Nagpur (Rural), District - Nagpur, PIN - 441 108, State -
Maharashtra, India",
"remark": "Proposed Buyer Case",
"documents": [
  {
    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "remark": "Made in 2023",
      "from": {
        "value": "Developers",
        "label": "Developers"
      }
    }
  }
]
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    },
    "Developers": "M/s. Moraj Infratech Private Limited",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Mr. Nileshkumar Omprakash Gupta"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "917873",
  "path": "cases/65b098864817a543416c608d/
document_1706071498471_ATS__D102___19122023_1704_.pdf",
  "fileName": "document_1706071498471_ATS__D102___19122023_1704_.pdf"
},
{
  "documentType": {
    "value": "60ae1258aa6d152c1801b337",
    "label": "Full Occupation Certificate"
  },
  "inputs": {
    "documentDate": "27/07/2017",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Airport_Development_Company_Limited",
      "label": "Maharashtra Airport Development Company Limited"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "MADC / MIHAN / BP / 490A / 3707"
},
  "isHardCopy": false,
  "displayStatus": true,
  "id": "890750",
  "path": "cases/65b098864817a543416c608d/
document_1708587970168_Full_OC.pdf",
  "fileName": "document_1708587970168_Full_OC.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "29/11/2010",
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  "value": "Maharashtra_Airport_Development_Company_Limited",
  "label": "Maharashtra Airport Development Company Limited"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "MADC / MIHAN / BP /63 / 7100"
},
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"displayStatus": true,
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"path": "cases/65b098864817a543416c608d/document_1708588572729_CC.pdf",
"id": "904568",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Thu Feb 22 2024 13:26:12 GMT+0530 (India Standard Time)"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"gstNo": "",
"caseNumber": "006528",
"createdBy": "60f91822f3dd69653a5922e3",
"caseHistory": [
  {
    "id": "971870",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 24 2024 10:26:38 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Moraj Infratech Private Limited",
    "phone": "9326718691",
    "ownershipShare": "",
    "email": "",
    "id": "176079"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Nilesh Kumar Omprakash Gupta",
```

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"phone": "",
"email": "",
"ownershipShare": ""
}
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae1256aa6d152c1801b330",
    "label": "Draft Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "291692",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "949",
  "squareMeterArea": "88.16",
  "docFinalBuiltUp": "1138.8",
  "docFinalBuiltUpSquareMeter": "105.792",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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  "area": "884.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "5890000.00",
  "expectedRate": "6662.90",
  "builtUpExpectedRate": "5552.41",
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"image": "cases/65b098864817a543416c608d/
indicator_1706076417437_Image.png",
"squareMeter": "82.13",
"id": "439245"
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{
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  "area": "750.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "4790000.00",
  "expectedRate": "6386.67",
  "builtUpExpectedRate": "5322.22",
  "image": "cases/65b098864817a543416c608d/
indicator_1706076470085_Image.png",
  "squareMeter": "69.68",
  "id": "498107"
},
{
  "printlnReport": true,
  "_id": "65b0ac434817a543416cd2f0",
  "property": "2 BHK Flat For Sale in Moraj Waterfall Gateway, Mihan, Nagpur",
  "area": "967.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "5800000.00",
  "expectedRate": "5997.93",
  "builtUpExpectedRate": "4998.28",
  "image": "cases/65b098864817a543416c608d/
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  "squareMeter": "89.84",
  "id": "677951"
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{
  "printlnReport": true,
  "_id": "65b0ac434817a543416cd2f1",
  "property": "3BHK 3Baths Flat/Apartment for Sale in Moraj Waterfall Gateway,
Mihan, Nagpur",
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"area": "949",
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"saleablePercentage": "0",
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"areaType": "Carpet",
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"expectedPrice": "6700000.00",
"expectedRate": "7060.06",
"builtUpExpectedRate": "5883.39",
"image": "cases/65b098864817a543416c608d/
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"squareMeter": "88.17",
"id": "151622"
}
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"path": "cases/65b098864817a543416c608d/
externalImg_1706072689469_WhatsApp_Image_20240124_at_093222.jpeg",
"orientation": "landscape"
},
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"path": "cases/65b098864817a543416c608d/
externalImg_1706072689475_WhatsApp_Image_20240124_at_093223.jpeg",
"orientation": "landscape"
},
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"type": "EXTERNAL_IMAGES",
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"path": "cases/65b098864817a543416c608d/
externalImg_1706072689482_WhatsApp_Image_20240124_at_093224_1.jpeg",
"orientation": "landscape"
},
}
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  "path": "cases/65b098864817a543416c608d/
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  "orientation": "landscape"
},
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  "status": false,
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  "name":
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  "path": "cases/65b098864817a543416c608d/
externallmg_1706072689489_WhatsApp_Image_20240124_at_093225.jpeg",
  "orientation": "landscape"
},
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  "path": "cases/65b098864817a543416c608d/
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  "orientation": "landscape"
},
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  "path": "cases/65b098864817a543416c608d/
externallmg_1706072689496_WhatsApp_Image_20240124_at_093227.jpeg",
  "orientation": "landscape"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "65b09a714817a543416c68e6",
  "name":
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    "orientation": "landscape"
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    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/65b098864817a543416c608d/
externallmg_1706072689505_WhatsApp_Image_20240124_at_093228.jpeg",
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  },
  {
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