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{
  "typeOfReport": {
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    "type": "CREDITOFFICER",
    "_id": "659e42a602c44c777bae2d2f",
    "firstName": "Surendra",
    "lastName": "Kamble",
    "mobileNo": "",
    "workMobileNo": "8689869332",
    "email": "2sbi.14677@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": null,
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"organization": {
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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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  "type": "BRANCH",
  "name": "RACPC Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
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Railway Station Building, C.B.D. Belapur, Navi Mumbai - 400 614, State - Maharashtra,
Country - India.",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
  "sendStructuralCertificate": "0"
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  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
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  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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"email": "prajakta@vastukala.org",
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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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  "value": "BANK"
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  "key": "village",
  "value": "Magathane",
  "label": true
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  "label": true
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  "value": "Borivali",
  "label": true
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  "label": true
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  "key": "selectNo",
  "value": "501",
  "label": false
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  "label": false
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  "label": true
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  "label": true
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  "value": "PIN Code - 400 066",
  "label": false
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  "key": "suburb",
  "value": "Borivali (East)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Italian Marble Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  },
  "finishing": {
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    "label": "Cement Plastering with POP false Ceiling"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Discovery Complex",
    "south": "Dattapada Road",
    "east": "Western Express Highway"
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  "asPerDocumentAgreement": {
    "north": "C.T.S. No. 148, 150 & 151 of Village Magathane",
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    "south": "Dattapada Road / D. P. Road",
    "east": "Western Express Highway"
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  "unitBoundaries": {

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  "south": "",
  "east": ""
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  "south": "",
  "east": ""
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"isDisplay": false,
"title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "At the time of visit, Builder has not allowed for Internal Site Inspection, Measurement & Photographs of the property. Hence, our report based on Documents & details provided by Sales Person. As per Site Information & Sale Plan attached to agreement, the 3 Bedrooms + Living Room + Dining Area + Kitchen + 3 Toilets (i.e. 3 BHK)",
"dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. CHE / WSII / 0505 / R 1 / 337 (NEW) / OCC / 1 / New Dated 20.12.2023 issued by Municipal Corporation of Greater Mumbai",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "At the time of visit, Builder has not allowed for site inspection and Internal Photographs. The details about the property has been provided by Sales Manager - Urvashi Goradia (Contact No. 8291850680)",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "215690",
  "landRate": "75100",
  "igrImage": "cases/65b799d4e1e7bf61f3d2880e/igr_1706677846271_Image.png",
  "squareMeterGuideLineRate": "226475.00",
  "squareFeetGuideLineRate": "21040.00"
},
"igrFinalRate": {

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"floorRatePercentage": "5",
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "106000/- Expected rental income per month",
  "assessmentNo": "Details not available",
  "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": "Internal Visit not allowed"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  }
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},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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  "label": "Yes"
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"carParking": "Along with One Car Parking Tendem",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
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  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "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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  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
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  "label": "Ground"
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"yearOfConstructionAsPer": {
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  "label": "As per occupancy certificate"
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"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "3",
"noOfPodium": "4",
"noOfAmenityFloors": "1",
"noOfFloors": "61",
"flatFloorNo": "5",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "1180.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Metro Station"
    },
    "routeMapImg": "cases/65b799d4e1e7bf61f3d2880e/
routeMap_1709027992649_Image.png",
    "routeLat": "19.22195",
    "routeLng": "72.863480",
    "stationName": "Magathane",
    "routeDistance": "950 Mt."
  },
  "finalLatLng": {
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routeMap_1709027917733_Image.png"
  }
],
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "36482000.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "36482000.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "status": false
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
},
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  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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"percentage": "0.00",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "1180.30",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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    "orientation": "portrait"
  }
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    "path": "cases/65b799d4e1e7bf61f3d2880e/
externallmg_1706605665259_1706605784288_image_0.jpeg",
    "orientation": "portrait"
  }
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externallmg_1706605670289_1706605763862_image_7.jpeg",
    "orientation": "portrait"
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    "path": "cases/65b799d4e1e7bf61f3d2880e/
externallmg_1706605645648_1706605763862_image_1.jpeg",
    "orientation": "landscape"
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    "path": "cases/65b799d4e1e7bf61f3d2880e/
externallmg_1706605648817_1706605763862_image_3.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "34065",
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"max": "35770"
},
"builtUpRateRange": {
  "min": "30969",
  "max": "32519"
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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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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    "isEditable": true
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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",
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"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",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "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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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
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    "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": "PARTIAL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "1073.00",
"empanelmentNo": [
  "SME/TCC/2021-22/86/3",
  "SME/TCC/221/13"
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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentId": [],
"_id": "65b799d4e1e7bf61f3d2880e",
"ownerName": "Mrs. Rekha Rajesh Tiwari & Mr. Rajesh Ramsevak Tiwari",
"ownerPhoneNo": "9320480066",
"appAddress": "flat no. 501 . 5 th floor tower. E sky city Borivali ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    }
  }
]
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},
"inputs": {
  "documentDate": "11/12/2020",
  "from": {
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    "label": "Promoter"
  },
  "Promoter": "Incline Realty Private Limited",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mrs. Rekha Rajesh Tiwari & Mr. Rajesh Ramsevak Tiwari",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "4059/2023"
},
"isHardCopy": false,
"displayStatus": true,
"id": "221096",
"path": "cases/65b799d4e1e7bf61f3d2880e/document_1706531176146_1706531303442_rekha_tiwari_sbi_belapur_harshda_29124.pdf",
"fileName": "document_1706531176146_1706531303442_rekha_tiwari_sbi_belapur_harshda_29124.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "P51800018404"
  },
  "isHardCopy": false,
  "displayStatus": true,
}
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"fileName": "document_1709029784874_P51800018404.pdf",
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document_1709029784874_P51800018404.pdf",
"id": "768808",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Tue Feb 27 2024 15:59:45 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "05/10/2018",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CHE / WSII / 0505 / R1 / 337 (NEW) / FCC / 10 / Amend"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/65b799d4e1e7bf61f3d2880e/document_1709029857757_cc.pdf",
  "id": "681792",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Feb 27 2024 16:00:59 GMT+0530 (India Standard Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  }
}
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    },
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  },
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  "displayStatus": true,
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  "path": "cases/65b799d4e1e7bf61f3d2880e/document_1709029909135_oc.pdf",
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Feb 27 2024 16:01:49 GMT+0530 (India Standard Time)"
}
],
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"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jan 29 2024 17:58:04 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Rekha Rajesh Tiwari & Mr. Rajesh Ramsevak Tiwari",
    "phone": "9320480066",
    "ownershipShare": "",
    "email": "",
    "id": "618304"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
],
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"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "99.69",
"totalAreaDocument": "1073",
"docBuiltpPercentage": "10",
"docFinalBUILTUp": "1180.30",
"docFinalBUILTUpSquareMeter": "109.65",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "426922"
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"images": [],
"indicatorArr": [
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"property": "Sky City, Borivali East",
"area": "1073",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Middle",
"source": "Housing.Com",
"expectedPrice": "37100000",
"expectedRate": "34575.96",
"builtUpExpectedRate": "31432.69",
"image": "cases/65b799d4e1e7bf61f3d2880e/
indicator_1706677756253_Image.png",
"squareMeter": "99.69",
"id": "213491"
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"source": "Index_no.2",
"expectedPrice": "47467200",
"expectedRate": "35770.31",
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    "id": "364491"
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    "areaType": "Carpet",
    "floor": "Higher",
    "source": "square_yards",
    "expectedPrice": "37100000",
    "expectedRate": "34575.96",
    "builtUpExpectedRate": "31432.69",
    "image": "cases/65b799d4e1e7bf61f3d2880e/
indicator_1709015021160_Image.png",
    "squareMeter": "99.69",
    "id": "326269"
  },
  {
    "printlnReport": true,
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    "property": "Sky City, Borivali East",
    "area": "1321",
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    "areaType": "Carpet",
    "floor": "44",
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    "expectedPrice": "45000000",
    "expectedRate": "34065.10",
    "builtUpExpectedRate": "30968.27",
    "image": "cases/65b799d4e1e7bf61f3d2880e/
indicator_1709015255970_Image.png",
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    "id": "446494"
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    "areaType": "Carpet",
    "floor": "35",
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    "expectedPrice": "39000000",
    "expectedRate": "34452.30",
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    "squareMeter": "105.17",
    "id": "530919"
  }
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"externalImages": [
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    "status": false,
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    "name": "externallmg_1706605665259_1706605784288_image_0.jpeg",
    "path": "cases/65b799d4e1e7bf61f3d2880e/
externallmg_1706605665259_1706605784288_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/65b799d4e1e7bf61f3d2880e/
externallmg_1706605665836_1706605784289_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_1706605672630_1706605784289_image_2.jpeg",
    "path": "cases/65b799d4e1e7bf61f3d2880e/
externallmg_1706605672630_1706605784289_image_2.jpeg",
    "orientation": "portrait"
  },
]
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  "path": "cases/65b799d4e1e7bf61f3d2880e/
externallmg_1706605640299_1706605763861_image_0.jpeg",
  "orientation": "portrait"
},
{
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  "status": false,
  "_id": "65b8bc7895b2d34ce375a7e9",
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  "path": "cases/65b799d4e1e7bf61f3d2880e/
externallmg_1706605645648_1706605763862_image_1.jpeg",
  "orientation": "landscape"
},
{
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externallmg_1706605646843_1706605763862_image_2.jpeg",
  "orientation": "portrait"
},
{
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  "status": false,
  "_id": "65b8bc7895b2d34ce375a7eb",
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  "path": "cases/65b799d4e1e7bf61f3d2880e/
externallmg_1706605648817_1706605763862_image_3.jpeg",
  "orientation": "portrait"
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  "path": "cases/65b799d4e1e7bf61f3d2880e/
externallmg_1706605656299_1706605763862_image_4.jpeg",
  "orientation": "portrait"
},
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"type": "MEASUREMENT_IMAGE",
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externalImg_1706605659140_1706605763862_image_5.jpeg",
"orientation": "portrait"
},
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"name": "externalImg_1706605663839_1706605763862_image_6.jpeg",
"path": "cases/65b799d4e1e7bf61f3d2880e/
externalImg_1706605663839_1706605763862_image_6.jpeg",
"orientation": "portrait"
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Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 066,
State - Maharashtra, India",
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