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{
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    "firstName": "Bhakti",
    "lastName": "Podkar",
    "mobileNo": "",
    "workMobileNo": "8425827511",
    "email": "Bhakti.racpc.sion@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 25000,
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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"
},
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  "type": "BANK",
  "name": "State Bank of India",
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  "remark": "Temp",
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  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "mobileNo": "8879011615",
  "designation": "Site Engg",
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"role": "VALUER",
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    "number": "IBBI/RV/07/2018/10366"
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    "number": "CAT-I-F-1763"
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      "remark": "MANUAL_IN_TASK"
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  "value": "A",
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  "label": false
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  "label": true
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  "value": "",
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Urban"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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    "south": "Le Jardin Lane ",
    "east": "Open Plot "
  },
  "asPerDocumentAgreement": {
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    "west": "By the Property of Govt. Consisting of Ghatla Village",
    "south": "By Sulphur Refineries & Partly By Subdivision Road ",
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      "west": "Details not available "
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      "east": "Details not available ",
      "south": "Details not available ",
      "west": "Details not available "
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  "approvePlanVerified": "N.A",
  "empanelledOfApprovePlan": "N.A"
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  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "31000.00",
  "depreciatedBuildingRate": "3000"
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  "landRate": "83100",
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  "squareMeterGuideLineRate": "171024.00",
  "squareFeetGuideLineRate": "15889.00"
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"squareFeetGuideLineRate": "15889.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "taxPaidHolderName": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\\ Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  }
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},
"pavementLaid": {
  "value": "Yes",
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"carParking": "Stilt Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2022",
  "fullDate": "1/1/2022"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
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"label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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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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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
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  "label": "Yes"
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
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  "label": "As Per Part Occupancy Certificate"
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"isSiteVisitAllowed": true,
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"estimatedAge": "58",
"ageOfBuilding": "2",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "881.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/65bca0c76635d840ef59d55e/
routeMap_1707130220704_Image.png",
    "routeLat": "19.050203",
    "routeLng": "72.907362",
    "stationName": "Chembur",
    "routeDistance": "2 Km. "
  },
  "finalLatLng": {
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    "type": "Point"
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  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
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  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "24831000.00"
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  "date": "Mon Feb 05 2024 16:23:39 GMT+0530 (India Standard Time)",
  "number": "2304825",
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"rateVerify": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
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"status": false
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  "status": false
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  "label": "Window",
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "881.10",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "landscape"
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    "name": "Living Room",
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externallmg_1707063306454_1707063427025_image_15.jpeg",
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    "name": "Living Room",
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/65bca0c76635d840ef59d55e/
externallmg_1707063417464_1707063511958_image_8.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "65bfb87a6635d840ef5c754e",
    "name": "Living Room",
    "path": "cases/65bca0c76635d840ef59d55e/
externallmg_1707063413326_1707063511958_image_3.jpeg",
    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "33042"
  },
  "builtUpRateRange": {
    "min": "27205",
    "max": "30039"
  }
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
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  "isEditable": true
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"kitchenArrangements": {
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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",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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"status": true,
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "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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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
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"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "801.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentId": [],
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"ownerName": "M/s. Jay Construction India",
"ownerPhoneNo": "9702871115",
"appAddress": "Flat no. 603, 6th Floor, Le Jardin At Motibagh, Borla Village, Sion,
Trombey Road, Chembur ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "remark": " in the year of 2023",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Jay Construction India",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Shri. Smita Bammidi & Shri. Devi Prasad Bammidi "
    },
    "isHardCopy": false,
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"displayStatus": true,
"id": "977898",
"path": "cases/65bca0c76635d840ef59d55e/
document_1707113719314_Racpc_SionSmita_Bammidi_2.pdf",
"fileName": "document_1707113719314_Racpc_SionSmita_Bammidi_2.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_Of_Greater_Mumbai",
      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / ES / 1300 / M / W / 337 (New) / OCC / 1 / New "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1707116163393_Draft_Agreement.pdf",
  "path": "cases/65bca0c76635d840ef59d55e/
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  "id": "702514",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Feb 05 2024 12:26:03 GMT+0530 (India Standard Time)"
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{
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    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "08/12/2016",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_Of_Greater_Mumbai",
      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  }
}
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    },
    "No": "CHE / ES / 1300 / M / W / 337 (New) / FCC / 3 / Amend "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1707116247154_Draft_Agreement.pdf",
  "path": "cases/65bca0c76635d840ef59d55e/
document_1707116247154_Draft_Agreement.pdf",
  "id": "141750",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Feb 05 2024 12:27:27 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "18/08/2017",
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800008046"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1707116886097_P51800008046.pdf",
  "path": "cases/65bca0c76635d840ef59d55e/
document_1707116886097_P51800008046.pdf",
  "id": "729463",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Feb 05 2024 12:38:06 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Title Investigation Report"
  },
  "inputs": {
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    "remark": " issued by V.S. Legal Associates "
  },
  "isHardCopy": false,
  "displayStatus": false,
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document_1707386236297_Smita_Bammidi_legal_Report.pdf",
    "id": "701179",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Thu Feb 08 2024 15:27:16 GMT+0530 (India Standard Time)"
  }
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"caseNumber": "006705",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "697164",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 02 2024 13:29:03 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Jay Construction India",
    "phone": "9702871115",
    "ownershipShare": "",
    "email": "",
    "id": "466967"
  }
],
"proposePurchasers": [
  {
    "name": "Smita Bammidi & Devi Prasad Bammidi ",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "name": "Living Room",
    "length": "25.00",
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"length2": "00",
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"width1": "11",
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.33",
  "length1": "10",
  "length2": "4",
  "width": "15.17",
  "width1": "15",
  "width2": "2",
  "totalArea": "156.72",
  "images": [],
  "finalArea": "156.72",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "9.83",
  "length1": "9",
  "length2": "10",
  "width": "9.33",
  "width1": "9",
  "width2": "4",
  "totalArea": "91.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "91.78"
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"measurementType": {
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  "label": "Square Feet"
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"name": "Passage",
"length": "3.25",
"length1": "3",
"length2": "3",
"width": "3.75",
"width1": "3",
"width2": "9",
"totalArea": "12.19",
"images": [],
"extraAreas": [
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      "label": "Square Feet"
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    "name": "Extra ",
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    "length1": "7",
    "length2": "5",
    "width": "4.42",
    "width1": "4",
    "width2": "5",
    "totalArea": "32.76"
  },
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      "label": "Square Feet"
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    "_id": "65c092a86635d840ef5d4fb9",
    "name": "Extra ",
    "extraAreaType": "Add",
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    "length2": "3",
    "width": "3.58",
    "width1": "3",
    "width2": "7",
    "totalArea": "8.06"
  }
]
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  ],
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "width1": "13",
  "width2": "6",
  "totalArea": "137.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "137.25"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
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  "width2": "10",
  "totalArea": "28.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.11"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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"width2": "9",
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"images": [],
"extraAreas": [],
"finalArea": "33.25"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae1256aa6d152c1801b330",
    "label": "Draft Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "74.42",
  "totalAreaDocument": "801",
  "docBUILTUPPercentage": "10",
  "docFinalBUILTUP": "881.10",
  "docFinalBUILTUPSquareMeter": "81.86",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "942267"
}
],
"images": [],
"indicatorArr": [
{
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  "property": "Jay Le Jardin, Chembur",
  "area": "802",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "4",
"source": "magic_bricks",
"expectedPrice": "25600000",
"expectedRate": "31920.20",
"builtUpExpectedRate": "29018.36",
"image": "cases/65bca0c76635d840ef59d55e/
indicator_1707113812491_Image.png",
"squareMeter": "74.51",
"id": "725517"
},
{
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  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "source": "magic_bricks",
  "expectedPrice": "25100000",
  "expectedRate": "31974.52",
  "builtUpExpectedRate": "29067.75",
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  "id": "748782"
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{
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  "property": "Jay Le Jardin, Chembur",
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  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "24000000",
  "expectedRate": "29925.19",
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"firstName": "Shobha",
"lastName": "Kuperkar",
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"lastName": "Jadhav",
"profilePhoto": "users/64cde526dc9f3034f3fefa49/
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"note": "Revised (Task Reopen)",
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"fullAddress": "Residential Flat No. 603, 6th Floor, Wing - A, Le Jardin , Sion Trombay
Road, Village - Borla , Municipality Ward No. M/W, Taluka - Kurla , District - Mumbai
Suburban , Chembur, PIN - 400 071, State - Maharashtra, Country - India",
"updatedBy": "62fe044a48a26047e6552796",
"addressForMap": "",
"caseReferredBy": "",
"contactPersonName": "Smita Bammidi ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Smita Bammidi & Devi Prasad Bammidi ",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9702871115",
"buildingServicesRate": "3000.00",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
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"flatRate": "31000",
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"shopDetails": {
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Area. The above calculations and detail measurements taken by us prove that the
Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the
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"finalBuiltupArea": "852.63",
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"salablePercentage": "10",
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  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
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  "remainingLeasePeriod": 0,
  "leaseDate": ""
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"siteVisitDate": "2024-02-03",
"finalSaleablePercentage": "0"
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Name	Length	Width	Total
Composition :			
Living Room	25'00"	11'00"	275.00

Bedroom	10'4"	15'2"	156.72
Kitchen	9'10"	9'4"	91.78
Passage	3'3"	3'9"	12.19
Bedroom	10'2"	13'6"	137.25
Toilet	7'4"	3'10"	28.11
Toilet	7'00"	4'9"	33.25
Other Composition :			