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    "RVDSValues": false,
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    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b8b",
    "email": "coorddesk.rasmechby@sbi.co.in",
    "firstName": "SHASHI RANJAN",
    "mobileNo": "",
    "workMobileNo": "9867369914",
    "lastName": "RANJAN"
  },
  "fees": {
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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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  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "name": "RASMECCC BHAYANDAR",
  "branchCode": "",
  "mobileNo": "022-28149108",
  "alternateMobileNo": "",
  "email": "Coorddesk.rasmecbhy@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, \nOpp. Maxus Mall,
Bhayander (West), Thane – 401 101, \nState – Maharashtra, Country – India."
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  "lastName": "Salvi",
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  "shortName": "Amit",
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  "lastName": "Karalkar",
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  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Open Plot",
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    "east": "Dosti Coral Building "
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      "south": "Details not available ",
      "west": "Details not available "
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  }
}
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assumed that the construction is as per Sanctioned Plan.",
  "approvePlanVerified": "N.A",
  "empanelledOfApprovePlan": "N.A",
  "unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "As per site inspection, Actual Total Carpet area 459.00 Sq. Ft. (including
Duct, Balcony, Dry Balcony & Flower Bed Area ) is more than Carpet area 396.00 Sq.
Ft. mentioned in the Agreement for sale provided to us. We have considered area
mentioned in the Agreement.",
  "depreciationPercentage": "7.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "10012.5",
  "depreciatedBuildingRate": "2312.5"
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  "rate": "52300",
  "landRate": "11100",
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  "squareMeterGuideLineRate": "57530.00",
  "squareFeetGuideLineRate": "5345.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "95",
  "rate": "5129.00",
  "squareFeetGuideLineRate": "5129.00",
  "squareMeterGuideLineRate": "55209.00"
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"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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},
}
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"taxAmount": "Rs. 3,250.00",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per VVCMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "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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  "pavementLaid": {
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    "label": "Yes"
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"value": "Plain_Looking",
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},
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  "year": "2019",
  "fullDate": "1/1/2019"
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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  "label": "Good"
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  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"value": "1",
"label": "Yes"
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"maintenanceOfTheBuilding": {
"value": "Good",
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
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"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "16",
"flatFloorNo": "12",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "7"
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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      "label": "Railway Station"
    },
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routeMap_1707717940844_Image.png",
    "routeLat": "19.370169",
    "routeLng": "72.824822",
    "stationName": "Vasai Road ",
    "routeDistance": "2.6 Km. "
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
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      "name": "dsw6rq",
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    }
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"totalinteriorDecorationsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
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"totalpotentialValueRate": "0",
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"totalothersRate": "0",
"finaltotal": "3965148.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "3965148.00"
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"outward": {
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},
"rateVerify": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "",
    "percentage": "0.00",
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"isHideFloor": false,
"status": false
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
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"window": {
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"label": "Window",
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"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
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"status": false
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"isHideFloor": false,
"status": false
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"externalPainting": {
"label": "External Painting",
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"isHideFloor": 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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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
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  "selectedBuildUpValue": "475.20",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "path": "cases/65c333992e5e59252a8eaae1/
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      "orientation": "landscape"
    }
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  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Bedroom",
      "path": "cases/65c333992e5e59252a8eaae1/
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      "orientation": "landscape"
    }
  ]
}
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    },
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      "_id": "65c5aa95d93fe4510d46b773",
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      "orientation": "portrait"
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      "name": "Bedroom",
      "path": "cases/65c333992e5e59252a8eaae1/
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      "orientation": "landscape"
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      "status": false,
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      "name": "Bedroom",
      "path": "cases/65c333992e5e59252a8eaae1/
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    {
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      "name": "Bedroom",
      "path": "cases/65c333992e5e59252a8eaae1/
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      "orientation": "portrait"
    },
    {
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      "name": "Bedroom",
      "path": "cases/65c333992e5e59252a8eaae1/
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      "orientation": "portrait"
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      "_id": "65c5aa7fd93fe4510d46b646",
      "name": "Bedroom",
      "path": "cases/65c333992e5e59252a8eaae1/
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```

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    "orientation": "portrait"
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    "name": "Bedroom",
    "path": "cases/65c333992e5e59252a8eaae1/
externallmg_1707453055864_WhatsApp_Image_20240209_at_074705.jpeg",
    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
    "min": "9621",
    "max": "10316"
  },
  "builtUpRateRange": {
    "min": "8018",
    "max": "8597"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "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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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
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},
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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"status": true,
"isEditable": true
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{others": {
"title": "Others / Car Parking",
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"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": {
"SITE_INSPECTION": false,
"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
},
siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
finalValuationArea": "396.00",
empanelmentNo": [
"SME/TCC/2021-22/86/3"
],
isAdvanceInvoice": false,
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"status": true,
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"invoices": [],
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"ownerName": "Mr. Mehul Madhukar Bhelekar & Mr. Madhukar Govind Bhelekar ",
"ownerPhoneNo": "9773610680",
"appAddress": "FLAT NO 1207 ZUJYA DABRE VIJAY HEIGHT CHS LTD 12 TH
FLOOR BARAMPUR VASAI WEST PALGHAR 401202",
"remark": "Any query contact person SANDEEP THAKUR 8007961607 ",
"documents": [
{
  "documentType": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "inputs": {
    "documentDate": "25/01/2024",
    "from": {
      "value": "Transferor",
      "label": "Transferor"
    },
    "Transferor": "Mrs. Manisha Sunil Kadam ",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Mr. Mehul Madhukar Bhelekar & Mr. Madhukar Govind Bhelekar ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "1059 / 2024"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "308554",
  "path": "cases/65c333992e5e59252a8eaae1/document_1707291513451_17072916
50797_MEHUL_BHELEKAR__AGREEMENT_02.pdf",
  "fileName": "document_1707291513451_1707291650797_MEHUL_BHELEKAR__A
GREEMENT_02.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  }
}
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},
"inputs": {
  "documentDate": "27/05/2019",
  "nameOfApprovingAuthority": {
    "value": "Vasai_Virar_City_Municipal_Corporation",
    "label": "Vasai Virar City Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "VVCMC / TP / OC / VP - 0378 / 14 / 2019 - 20"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/65c333992e5e59252a8eaae1/document_1707556590895_OC.pdf",
"id": "857517",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Feb 10 2024 14:46:31 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1259aa6d152c1801b33d",
    "label": "Revised Development Permission Certificate"
  },
  "inputs": {
    "remark": " No. VVCMC / TP / RDP / VP - 0378 / 258 / 2015 - 16 dated 06.11.2015 issued by Vasai Virar City Municipal Corporation. "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1707558432474_document_1707291513451_1707291650797_MEHUL_BHELEKAR__AGREEMENT_023437_1.pdf",
  "path": "cases/65c333992e5e59252a8eaae1/document_1707558432474_document_1707291513451_1707291650797_MEHUL_BHELEKAR__AGREEMENT_023437_1.pdf",
  "id": "730307",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Feb 10 2024 15:17:12 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae126aaa6d152c1801b38b",
    "label": "Property Tax Bill"
  },
}
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"inputs": {
  "documentDate": "24/01/2024",
  "nameOfApprovingAuthority": {
    "value": "Vasai_Virar_City_Municipal_Corporation",
    "label": "Vasai Virar City Municipal Corporation"
  },
  "to": {
    "value": "Builder",
    "label": "Builder"
  },
  "Builder": "M/s. Vijay Heights ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "923738"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/65c333992e5e59252a8eaae1/
document_1707559093637_179753.pdf",
"fileName": "document_1707559093637_179753.pdf"
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    "label": "Society Maintenance Bill"
  },
  "inputs": {
    "documentDate": "01/12/2023",
    "remark": " in the name of Mrs. Manisha Sunil Kadam issued by Zujiya Dabre Vijay
Heights Co-Op. Hsg. Soc. Ltd. ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "962"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1707559258388_174549.pdf",
  "path": "cases/65c333992e5e59252a8eaae1/
document_1707559258388_174549.pdf",
  "id": "430920",
  "uploadedBy": "62fe044a48a26047e6552796",
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"createdAt": "Sat Feb 10 2024 15:30:58 GMT+0530 (India Standard Time)"
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"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "976273",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Feb 07 2024 13:09:05 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Mehul Madhukar Bhelekar & Mr. Madhukar Govind Bhelekar ",
    "phone": "9773610680",
    "ownershipShare": "",
    "email": "",
    "id": "767659"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "7",
    "name": "Bedroom",
    "length": "10.00",
    "length1": "10",
    "length2": "00",
    "width": "11.67",
    "width1": "11",
    "width2": "8",
    "totalArea": "116.67",
    "images": [],
    "finalArea": "116.67",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
```

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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Living Room",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "12.33",
  "width1": "12",
  "width2": "4",
  "totalArea": "119.22",
  "images": [],
  "extraAreas": [],
  "finalArea": "119.22"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Dining",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "1.67",
  "width1": "1",
  "width2": "8",
  "totalArea": "12.22",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.22"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "3.33",
  "width1": "3",
  "width2": "4",
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"totalArea": "20.00",
"images": [],
"extraAreas": [],
"finalArea": "20.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "6.58",
  "length1": "6",
  "length2": "7",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "27.98",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.98"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "8.42",
  "length1": "8",
  "length2": "5",
  "width": "6.33",
  "width1": "6",
  "width2": "4",
  "totalArea": "53.31",
  "images": [],
  "extraAreas": [],
  "finalArea": "53.31"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },

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"id": "6",
"name": "Toilet",
"length": "3.83",
"length1": "3",
"length2": "10",
"width": "6.50",
"width1": "6",
"width2": "6",
"totalArea": "24.92",
"images": [],
"extraAreas": [],
"finalArea": "24.92"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Duct",
    "value": "Duct"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "2.25",
  "width1": "2",
  "width2": "3",
  "totalArea": "15.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.75",
  "percentageBeforeTotal": "15.75",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  }
}
```



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},
"name": {
  "label": "Balcony Area",
  "value": "Balcony_Area"
},
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
},
"id": "1",
"length": "10.25",
"length1": "10",
"length2": "3",
"width": "3.50",
"width1": "3",
"width2": "6",
"totalArea": "35.87",
"images": [],
"extraAreas": [],
"finalArea": "35.87",
"percentageBeforeTotal": "35.87",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
},
"id": "2",
"length": "6.42",
"length1": "6",
"length2": "5",
"width": "2.00",
"width1": "2",
"width2": "00",
"totalArea": "12.83",
"images": [],
"extraAreas": [],
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"finalArea": "12.83",
"percentageBeforeTotal": "12.83",
"percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "20.33",
  "images": [],
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  "finalArea": "20.33",
  "percentageBeforeTotal": "20.33",
  "percentage": "100"
}
],
"externalReport": [],
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    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "36.79",
    "totalAreaDocument": "396",
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"docBuiltpPercentage": "20",
"docFinalBuiltp": "475.20",
"docFinalBuiltpSquareMeter": "44.15",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "332784"
}
],
"images": [],
"indicatorArr": [
{
  "printlnReport": true,
  "_id": "65c9b0aed93fe4510d4b1bb9",
  "property": "Residential Flat",
  "area": "686",
  "builtpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Builtp_Up",
  "source": "Nobroker.com",
  "expectedPrice": "5500000",
  "expectedRate": "8017.49",
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"assignmentType": {
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"fullAddress": "Residential Flat No. 1207, 12th Floor, Zujya Dabre Vijay Heights Co-Op.
Hsg. Soc. Ltd. , Near Stella Petrol Pump, Village - Barampur, Vasai (West), Taluka -
Vasai , District - Palghar , Vasai, 401 202, State - Maharashtra, Country - India",
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"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Harsh Desai ",
"email": "",
"isExternal": "false",
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"carpetTotal": "374.32000000000005",
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"salablePercentage": "10",
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16.00\nBalcony Area in Sq. Ft. = 36.00\nDry Balcony Area in Sq. Ft.= 13.00\nFlower
Bed Area in Sq. Ft. = 20.00\n\n",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Bedroom	10'00"	11'8"	116.67
Living Room	9'8"	12'4"	119.22
Dining	7'4"	1'8"	12.22
Passage	6'00"	3'4"	20.00
Toilet	6'7"	4'3"	27.98
Kitchen	8'5"	6'4"	53.31
Toilet	3'10"	6'6"	24.92

Other  
Composition :

Duct	7'00"	2'3"	15.75
Balcony Area	10'3"	3'6"	35.87
Dry Balcony Area	6'5"	2'00"	12.83
Flower Bed Area	10'2"	2'00"	20.33