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{
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    "RVDSValues": false,
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    },
    "type": "CREDITOFFICER",
    "_id": "65d31e0addc2ef120ed2adb1",
    "firstName": "Nikita",
    "lastName": "Jagtap",
    "mobileNo": "",
    "workMobileNo": "7304948055",
    "email": "8cord.21117@sbi.co.in"
  },
  "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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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "name": "RASMECCC Panvel",
  "email": "cord.21117@sbi.co.in",
  "mobileNo": "02227572748",
  "alternateMobileNo": "",
  "address": "Shop No 5,Ground Floor,Sharda Terrace, Plot No 65,Sector-11,CBD
Belapur, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India",
  "ledgerName": "",
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  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
},
"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Laxmi ",
  "email": "wadkarlaxmi1009@gmail.com",
  "lastName": "Salvi (Wadkar)      ",
  "mobileNo": "7057004925",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "role": "MAKER",
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"lastName": "Jadhav",
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],
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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"fatherName": "Baburao"
}
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  "value": "BANK"
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      "dateTime": "2024-02-21",
      "remark": "MANUAL_IN_TASK"
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  "value": "",
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  "value": "",
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  "value": "",
  "label": false
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  "key": "suburb",
  "value": "Badlapur (East)",
  "label": false
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"flatSpecifications": {
  "roof": {
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  "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": "Kulgaon Badlapur Municipal Council"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "'F' Wing of Panvelkar Montana",
  "south": "'C' Wing of Panvelkar Montana",
  "east": "Road"
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"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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  "isDisplay": false,
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248 dated. 16/02/2015 issued by Kulgaon Badlapur Municipal Council",
    "approvePlanVerified": "Yes",
    "empanelledOfApprovePlan": "No",
    "unauthorizedConstruction": ""
  },
  "compositeRate": {
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agreement. Hence, for the purpose of valuation, we have considered the area as per
Approved Building Plan.",
    "depreciationPercentage": "10.5",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "10",
    "depreciatedCostOfConstruction": "6437.5",
    "depreciatedBuildingRate": "2237.5"
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  "igrRate": {
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    "rate": "55400",
    "landRate": "9830",
    "igrImage": "cases/65d4a317cf7ad63a0af85df0/igr_1708924407320_Image.png",
    "squareMeterGuideLineRate": "58170.00",
    "squareFeetGuideLineRate": "5404.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "5",
    "depreciationPercentage": "93",
    "rate": "5090.00",
    "squareFeetGuideLineRate": "5090.00",
    "squareMeterGuideLineRate": "54786.00"
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  "outgoingDetail": {
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      "label": "Medium"
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    "propertyOccupiedByList": {
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"monthlyRent": "6,000/- Expected rental income per month",
"assessmentNo": "Information not available",
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"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per KBMC norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
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"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": "R.C.C._slab",
    "label": "R.C.C. slab"
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  "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",
    "label": "Yes"
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  "carParking": "Covered car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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"date": "1",
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  "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": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "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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"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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},
"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
},
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "7",
"totalLifeBuilding": "60",
"estimatedAge": "53",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "7",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "350.40",
"areaType": "Built Up",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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      "value": "Railway_Station",
      "label": "Railway Station"
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    "routeMapImg": "cases/65d4a317cf7ad63a0af85df0/
routeMap_1708607927457_Image.png",
    "routeLat": "19.173205",
    "routeLng": "73.220997",
    "stationName": "Badlapur",
    "routeDistance": "3.2 km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "wk257j",
      "name": "wk257j",
      "image": "cases/65d4a317cf7ad63a0af85df0/
routeMap_1708607448978_Image.png"
    }
  ]
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "2723274.00",
"finalValue": "2723274.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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},
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  "status": false
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  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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"externalPainting": {
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  "floorsCompleted": "",
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"liftInstallation": {
  "label": "Lift Installation",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
}
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"guidelineDetails": {
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  "selectedBuildUpValue": "507.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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externalImg_1708606330366_WhatsApp_Image_20240221_at_135222_1.jpeg",
      "orientation": "portrait"
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      "path": "cases/65d4a317cf7ad63a0af85df0/
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    "path": "cases/65d4a317cf7ad63a0af85df0/
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    "orientation": "landscape"
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"societyNameBoardImage": [
  {
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    "orientation": "landscape"
  }
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    "name": "Living Room",
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      "orientation": "portrait"
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      "name": "Living Room",
      "path": "cases/65d4a317cf7ad63a0af85df0/
externallmg_1708606330335_WhatsApp_Image_20240221_at_135216.jpeg",
      "orientation": "portrait"
    }
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"indicatorRange": {
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    "min": "5602",
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    "min": "4669",
    "max": "6305"
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "quantity": "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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  "status": true,
  "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
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  "value": "LEAD"
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}
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"status": true,
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"ownerName": "Mr. Vishwajit Vishwas Kamble",
"ownerPhoneNo": "8082878041",
"appAddress": "flat no. 701 7 th floor B wing panvelkar motana co. op soc. Ltd
Badlapur ",
"remark": "SSI Ashein kamble ",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mr. Pratit Parshuram Katkar",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Vishwajit Vishwas Kamble & Mrs. Sanghmitra Vishwajit Kamble",
      "number": {
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        "label": "Registration No"
      },
      "Registration_No": "1530/2024"
    },
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    "displayStatus": true,
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "04/05/2017",
    "nameOfApprovingAuthority": {
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      "label": "Kulgaon Badlapur Nagarparishad"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "K.B.N.P. / NRV / 3624 / 2017-2018"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1708666400943_BCC__OC.pdf",
  "path": "cases/65d4a317cf7ad63a0af85df0/
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  "id": "113844",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Fri Feb 23 2024 11:03:21 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Share Certificate "
  },
  "inputs": {
    "remark": "bearing Nos. 611 to 620 having 10 Shares of Rs. 50/- each dated
26.01.2022 in the name of Katkar Pratit Parshuram issued by Panvelkar Montana Co-
op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "62"
  },
  "isHardCopy": false,
  "displayStatus": false,
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    "fileName": "document_1708666596753_Share_Certificate.pdf",
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    "uploadedBy": "60f91b6f344e052188ffd1fc",
    "createdAt": "Fri Feb 23 2024 11:06:36 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "Approved Building Plan"
    },
    "inputs": {
      "documentDate": "16/02/2015",
      "nameOfApprovingAuthority": {
        "value": "Kulgaon_Badlapur_Municipal_Council",
        "label": "Kulgaon Badlapur Municipal Council"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "KBNP / NRV / BP / 1128 - 248 "
    },
    "isHardCopy": false,
    "displayStatus": false,
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    "path": "cases/65d4a317cf7ad63a0af85df0/
document_1708924173056_Panvelkar_Montana_ChS_map_.pdf"
  }
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"caseNumber": "007085",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "211971",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 20 2024 18:33:19 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Vishwajit Vishwas Kamble",
    "phone": "8082878041",
    "ownershipShare": ""
  }
]
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"email": "",
"id": "894936"
},
{
  "name": "Mrs. Sanghmitra Vishwajit Kamble",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "452130"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "6",
    "name": "Living Room",
    "length": "",
    "length1": "16",
    "length2": "9",
    "width": "",
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    "width2": "9",
    "totalArea": "146.56",
    "images": [],
    "finalArea": "146.56",
    "extraAreas": []
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      "label": "Square Feet"
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    "name": "Kitchen",
    "length": "11.92",
    "length1": "11",
    "length2": "11",
    "width": "8.42",
    "width1": "8",
    "width2": "5",
    "totalArea": "100.30",
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"images": [],
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    "label": "Square Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "14.33",
  "length1": "14",
  "length2": "4",
  "width": "8.67",
  "width1": "8",
  "width2": "8",
  "totalArea": "124.22",
  "images": [],
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  "finalArea": "124.22"
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    "label": "Square Feet"
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  "id": "3",
  "name": "Bathroom",
  "length": "4.92",
  "length1": "4",
  "length2": "11",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "18.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.44"
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    "label": "Square Feet"
  },
  "id": "4",
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"name": "WC",
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"width2": "9",
"totalArea": "10.77",
"images": [],
"extraAreas": [],
"finalArea": "10.77"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "1.50",
  "width1": "1",
  "width2": "6",
  "totalArea": "5.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "5.87"
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"otherComposition": [
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    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Terrace Area",
      "value": "Terrace_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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"width2": "4",
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"images": [],
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"finalArea": "38.64",
"percentageBeforeTotal": "38.64",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
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    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "205844",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "292",
  "squareMeterArea": "27.13",
  "docFinalBuiltUp": "350.4",
  "docFinalBuiltUpSquareMeter": "32.556",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
},
{
  "typeOfDocument": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
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"squareMeterArea": "39.30",
"totalAreaDocument": "423",
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"docFinalBultUpSquareMeter": "47.16",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "298118"
}
],
"images": [],
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  "area": "608",
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "4600000",
  "expectedRate": "7565.79",
  "bultUpExpectedRate": "6304.82",
  "image": "cases/65d4a317cf7ad63a0af85df0/
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  "squareMeter": "56.49",
  "id": "834228"
},
{
  "printlnReport": true,
  "_id": "65dc1ec0df99cf0e73606bd2",
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  "bultUpPercentage": "0",
  "saleablePercentage": "0",
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  "areaType": "Bult_Up",
  "source": "Nobroker.com",
  "expectedPrice": "4600000",
  "expectedRate": "6052.63",
  "bultUpExpectedRate": "4600000",
  "image": "cases/65d4a317cf7ad63a0af85df0/
indicator_1708924312977_Image.png",
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"squareMeter": "70.61",
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},
{
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  "area": "432",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Index_no.2",
  "expectedPrice": "2420000",
  "expectedRate": "5601.85",
  "builtUpExpectedRate": "4668.21",
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  "squareMeter": "40.13",
  "id": "754140"
}
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    "path": "cases/65d4a317cf7ad63a0af85df0/
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    "orientation": "landscape"
  },
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Name	Length	Width	Total
Composition :			
Living Room	16'9"	8'9"	146.56
Kitchen	11'11"	8'5"	100.30
Bedroom	14'4"	8'8"	124.22
Bathroom	4'11"	3'9"	18.44
WC	3'11"	2'9"	10.77
Passage	3'11"	1'6"	5.87
Other Composition :			
Terrace Area	8'11"	4'4"	38.64