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    "type": "CREDITOFFICER",
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    "firstName": "Harshad",
    "lastName": "Algotar",
    "mobileNo": "",
    "workMobileNo": "9833554226",
    "email": "harshad.algotar@sbi.co.in"
  },
  "fees": {
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"discussWithPerson": "Harshad",
"expectedFees": null,
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "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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  "alternateMobileNo": "",
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  "fax": "",
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400020, State - Maharashtra, Country - India"
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    "firstName": "Sachin",
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  "siteEngineer": {
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    "firstName": "Suraj",
    "email": "suraj@vastukala.org",
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    "email": "nitesh.khedekar@vastukala.org",
    "lastName": "Khedekar",
    "mobileNo": "8369040652",
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    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
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},
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  "value": "BANK"
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  "label": true
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  "label": false
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  "value": "",
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  "value": "",
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  "value": "A",
  "label": true
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  "label": false
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  "label": true
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"label": false
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"label": "Teak Wood Door frame with Solid flush door"
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"east": "Wing - B"
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"east": ""
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"west": "",
"south": "",
"east": ""
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"dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not verified",
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"unauthorizedConstruction": ""
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"landAndBuildingDetails": {

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},
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and photographs could not be taken. Hence, our report is based on external visit &
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "17622",
  "depreciatedBuildingRate": "2422"
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  "rate": "156700",
  "landRate": "62800",
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  "squareMeterGuideLineRate": "172370.00",
  "squareFeetGuideLineRate": "16014.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "91",
  "rate": "15098.00",
  "squareMeterGuideLineRate": "162509.00",
  "squareFeetGuideLineRate": "15098.00"
},
"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
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  "assessmentNo": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
"maintenanceOfFlat": "External visit only"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Along with 2 Stilt Car Parking Space No. 2593 & 2594",
  "constructionWorkStatus": {
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    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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    "month": "1",
    "year": "2015",
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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  "label": "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"
},
"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": "Normal"
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"maintenanceIssues": {
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  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_Possession_Letter",
  "label": "As per Possession Letter"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "27",
"flatFloorNo": "20",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "1372.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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"routeStation": {
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  "label": "Railway Station"
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"routeMapImg": "cases/6621ff537e1d7332c8812752/
routeMap_1713870078084_Image.png",
"routeLat": "19.214262",
"routeLng": "72.988346",
"stationName": "Thane",
"routeDistance": "4.9 Km."
},
"finalLatLng": {
  "coordinates": [
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    null
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
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"locationMapImg": [
  {
    "id": "64p6v",
    "name": "64p6v",
    "image": "cases/6621ff537e1d7332c8812752/
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  }
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  "showcasesRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "20159568.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "20159568.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "status": true
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    "max": "15523.00"
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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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"isAdvanceInvoice": false,
"status": true,
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"paymentIds": [],
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"ownerPhoneNo": "0000000000",
"appAddress": "Flat No. 2001, admeasuring 1144 sq. ft. (Carpet) area on 20th Floor, in
the Wing-A of Claremont Co-operative Housing Society Ltd. a part of the complex
called as Lodha Luxuria, standing on the plot of land situated at Majiwada and Balkum,
Thane (West), Pin – 400607, alongwith 2 Car Parking Space owned by Mr. Jitendra
Sudam Kulkarni and Mrs. Gayatri Jitendra Kulkarni.\n",
"remark": "Contact Person - Arvind Jundare (9324882896)\n",
"documents": [
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      "to": {
        "value": "The_Transferee",
        "label": "The Transferee"
      },
      "The_Transferee": "Mr. Jitendra Sudam Kulkarni & Mrs. Gayatri Jitendra Kulkarni",
      "number": {
        "value": "Document_No",
        "label": "Document No"
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  }
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    "label": "N.A. Order from district collector Thane"
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  "inputs": {
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  },
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  "id": "154059",
  "path": "cases/6621ff537e1d7332c8812752/
document_1713504062887_1713503856476_Kulkarni_Title_2009.pdf",
  "fileName": "document_1713504062887_1713503856476_Kulkarni_Title_2009.pdf"
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    "label": "Builder Possession Letter"
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  "inputs": {
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      "label": "City and Industrial Development Corp Of Maharashtra ltd."
    },
    "remark": "in the name of M/s. Siddharth Education Services Limited",
    "number": {
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      "label": "Document No"
    }
  },
  "Document_No": "N.A."
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Apr 23 2024 17:10:03 GMT+0530 (India Standard Time)"
}
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"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Apr 19 2024 10:51:23 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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    "name": "Mr. Jitendra Sudam Kulkarni & Mrs. Gayatri Jitendra Kulkarni",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "712249"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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"otherComposition": [],
"externalReport": [],
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      "label": "Sale Deed"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "totalAreaDocument": "1144",
    "squareMeterArea": "106.28",
    "docFinalBuiltUp": "1372.8",
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"docFinalBuiltUpSquareMeter": "127.536",
"docBuiltupPercentage": "20",
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  "path": "cases/6621ff537e1d7332c8812752/
externallmg_r_1713792703424_1713792476302_image_15.jpg",
  "orientation": "portrait"
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        "lastName": "Khedekar",
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profilePhoto_1681212511436_IMG3094.jpg"
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  "label": "Retail"
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Soc. Ltd., Lodha Luxuria, Village - Majiwade, Thane (West), Taluka - Thane, District -
Thane, PIN Code - 400 607, State - Maharashtra, India",
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"email": "",
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"buildingServicesRate": "2800",
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  "roadFacing": false,
  "mall": false
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"landDetails": {
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    "value": "Free_Hold"
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    "remainingLeasePeriod": 0,
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"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"reportGeneratedDate": "Wed Apr 24 2024 16:21:54 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-04-22"
}

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Name	Length	Width	Total
Composition :			
Other			
Composition :			