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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "662777af7f34894a8aa36307",
    "firstName": "Shatrughan",
    "lastName": "Kubal",
    "mobileNo": "",
    "workMobileNo": "9867282485",
    "email": "Shatrughan.kubal@gmail.com"
  },
  "fees": {
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    "discussWithPerson": "",
    "expectedFees": null,
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  "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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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
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  "email": "dasrat.jaiswar1234@gmail.com",
  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
  "designation": "",
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  "workWithDocumentMaker": ""
},
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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"lastName": "Moozhickal",
"mobileNo": "9930252906",
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"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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},
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "Maharashtra",
    "label": true
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    "label": false
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  "value": "",
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"value": "Nehru Nagar Swanand Co-Op. Hsg. Soc. Ltd.",
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  "value": "",
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  "value": "",
  "label": true
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  "label": true
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  "label": false
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  "label": false
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    "label": false
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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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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "finishing": {
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    "label": "Cement Plastering"
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"townplanApprovedByList": {
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"asPerActualAgreement": {
  "north": "Jai Jaiwanti Building No. 35",
  "west": "Sangam Building",
  "south": "Under Construction Building",
  "east": "Road"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
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    "west": "",
    "south": "",
    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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"extraDetailOfProperty": "",
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
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"landAndBuildingDetails": {
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  "depreciatedBuildingRate": ""
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  "landRate": "49960",
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  "squareMeterGuideLineRate": "137687.00",
  "squareFeetGuideLineRate": "12792.00"
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"igrFinalRate": {
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  "rate": "125170.00",
  "squareMeterGuideLineRate": "137687.00",
  "squareFeetGuideLineRate": "12792.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
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  "floorSpaceIndex": "As per MCGM / MHADA norms",
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"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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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": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Along with Stilt parking space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
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"typeOfStructure": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Average"
},
"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Good"
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"sewerageSystem": {
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  "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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  "value": "Good",
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"value": "0",
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"visibleDamageInBuilding": {
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"label": "Information Not Available"
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"provisionOfFirefighting": {
"value": "Information_Not_Available",
"label": "Information Not Available"
},
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "18",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
"area": "711.70",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"

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    },
    "routeMapImg": "cases/66557ea4786c9b043b84544f/
routeMap_1717066793197_Image.png",
    "routeLat": "19.062812",
    "routeLng": "72.881401",
    "stationName": "Kurla",
    "routeDistance": "600 Mts"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finalLatLng": true
  },
  "locationMapImg": [
    {
      "id": "mkjwb3",
      "name": "mkjwb3",
      "image": "cases/66557ea4786c9b043b84544f/
routeMap_1717066685714_Image.png"
    }
  ]
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "14557500.00",
"finalValue": "14557500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
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  "date": "Thu May 30 2024 17:20:53 GMT+0530 (India Standard Time)",
  "number": "2306524",
  "dayCount": "13",
  "monthCount": "384",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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"label": "Full Building Rcc",
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"label": "Door",
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"status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": true,
  "status": false
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"isHideFloor": true,
"status": false
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"status": true
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"orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/66557ea4786c9b043b84544f/
externallmg_1717055814888_1717055644157_image_16.jpeg",
    "orientation": "landscape"
  }
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    "name": "Living Room",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66557ea4786c9b043b84544f/
externallmg_1717055812448_1717055644157_image_5.jpeg",
    "orientation": "portrait"
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      "orientation": "portrait"
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      "name": "Living Room",
      "path": "cases/66557ea4786c9b043b84544f/
externallmg_1717055811109_1717055644157_image_0.jpeg",
      "orientation": "portrait"
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    "min": "22223.00",
    "max": "25106.00"
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  "builtUpRateRange": {
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    "max": "22824.00"
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  "saleableRateRange": {
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "title": "Extra collapsible gates / grill works etc",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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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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"status": true,
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"invoices": [],
"paymentIds": [],
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"ownerName": "M/s. Hiranimanthan Builder And Developers",
"ownerPhoneNo": "8082368728",
"appAddress": "Flat no. 1802, 18th Floor, Nehru Nagar Swanand CHS, Bldg. no. 33,
Nehru Nagar, Kurla East",
"remark": "",
"documents": [
  {
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      "label": "Draft Agreement",
      "value": "60ae124aaa6d152c1801b2f8"
    },
    "inputs": {
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        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Hiranimanthan Builder And Developers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Mahesh Narayan Dharamkamble & Mr. Narayan Narsoji
Dharamkamble"
    },
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    "fileName": "document_1716878979855_1716878822909_0685750402d4428e928ff
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9cbd34240fd.pdf"
},
{
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "MH / EE / (B.P) / GM / MHADA - 22 / 444 / 2024"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "fileName": "document_1716879006802_1716878849586_Full_OCC_and_BCC_approved_of_Bldg_No33_NN_Dt15032024.pdf"
}
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "682401",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue May 28 2024 12:20:12 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Hiranimanthan Builder And Developers",
    "phone": "8082368728",
    "ownershipShare": "",
    "email": "",
    "id": "522527"
  }
]
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],
"proposePurchasers": [
  {
    "name": "Mr. Mahesh Narayan Dharamkamble ",
    "phone": "",
    "email": "",
    "ownershipShare": ""
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  {
    "name": "Mr. Narayan Narsoji Dharamkamble",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "name": "Living Room",
    "length": "9.67",
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    "length2": "8",
    "width": "20.50",
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    "width2": "6",
    "totalArea": "198.17",
    "images": [],
    "extraAreas": [],
    "finalArea": "198.17"
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      "label": "Square Feet"
    },
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    "name": "Passage",
    "length": "11.58",
    "length1": "11",
    "length2": "7",
    "width": "3.33",
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"finalArea": "38.61"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "3.33",
  "length1": "3",
  "length2": "4",
  "width": "1.17",
  "width1": "1",
  "width2": "2",
  "totalArea": "3.89",
  "images": [],
  "extraAreas": [],
  "finalArea": "3.89"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
  "width": "3.67",
  "width1": "3",
  "width2": "8",
  "totalArea": "23.22",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.22"
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  "measurementType": {
    "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "",
  "length1": "6",
  "length2": "8",
  "width": "",
  "width1": "3",
  "width2": "8",
  "totalArea": "24.44",
  "images": [],
  "finalArea": "24.44",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "8.67",
  "length1": "8",
  "length2": "8",
  "width": "7.58",
  "width1": "7",
  "width2": "7",
  "totalArea": "65.72",
  "images": [],
  "extraAreas": [],
  "finalArea": "65.72"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "9.75",
  "width1": "9",
  "width2": "9",
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"totalArea": "91.81",
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    "label": "Square Feet"
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  "length": "12.33",
  "length1": "12",
  "length2": "4",
  "width": "11.08",
  "width1": "11",
  "width2": "1",
  "totalArea": "136.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "136.69"
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"otherComposition": [],
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  {
    "typeOfDocument": {
      "label": "Draft Agreement",
      "value": "60ae124aaa6d152c1801b2f8"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "337248",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "647",
    "squareMeterArea": "60.11",
    "docFinalBuiltUp": "711.7",
    "docFinalBuiltUpSquareMeter": "66.121",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
]
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}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "495.00",
      "squareMeterArea": "45.99",
      "expectedRate": "22222.22",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "544.50",
      "squareMeterArea": "50.59",
      "expectedRate": "20202.02",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "printlnReport": true,
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    "property": " Sayba Nehru Nagar Sangam CHS, Nehru Nagar, Kurla, Mumbai",
    "area": "495.00",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "",
    "source": "https://www.99acres.com/",
    "expectedPrice": "11000000.00",
    "expectedRate": "22222.22",
    "builtUpExpectedRate": "20202.02",
    "image": "cases/66557ea4786c9b043b84544f/
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    "squareMeter": "45.99",
    "id": "961182"
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  {
    "carpetArea": {
      "area": "470.00",
      "squareMeterArea": "43.66",
      "expectedRate": "24042.55",
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"percentage": ""
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  "area": "517.00",
  "squareMeterArea": "48.03",
  "expectedRate": "21856.87",
  "percentage": "10"
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"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"property": "Hirani Swanand Bldg No 33, Nehru Nagar, Kurla, Mumbai ",
"area": "470.00",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "11300000.00",
"expectedRate": "24042.55",
"builtUpExpectedRate": "21856.87",
"image": "cases/66557ea4786c9b043b84544f/
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"squareMeter": "43.66",
"id": "517714"
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{
  "carpetArea": {
    "area": "647.00",
    "squareMeterArea": "60.11",
    "expectedRate": "24729.52",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "711.70",
    "squareMeterArea": "66.12",
    "expectedRate": "22481.38",
    "percentage": "10"
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  "saleableArea": {
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"expectedRate": "0.00",
"percentage": ""
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
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"expectedPrice": "16000000.00",
"expectedRate": "24729.52",
"builtUpExpectedRate": "22481.38",
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"id": "926210"
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"carpetArea": {
"area": "474.00",
"squareMeterArea": "44.04",
"expectedRate": "25105.49",
"percentage": ""
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"builtUpArea": {
"area": "521.40",
"squareMeterArea": "48.44",
"expectedRate": "22823.17",
"percentage": "10"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"property": "Hirani Swanand Oasis Kurla, Mumbai",
"area": "474.00",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
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"expectedPrice": "11900000.00",
"expectedRate": "25105.49",
"builtUpExpectedRate": "22823.17",
"image": "cases/66557ea4786c9b043b84544f/
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"squareMeter": "44.04",
"id": "501001"
}
],
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"path": "cases/66557ea4786c9b043b84544f/
externallmg_1717055811109_1717055644157_image_0.jpeg",
"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
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"path": "cases/66557ea4786c9b043b84544f/
externallmg_1717055811396_1717055644157_image_1.jpeg",
"orientation": "portrait"
},
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      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Nitesh",
      "lastName": "Khedekar",
      "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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"updatedAt": "2024-05-30T12:17:49.936Z",
"__v": 0,
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 1802, 18th Floor, Building No 33, Nehru Nagar
Swanand Co-Op. Hsg. Soc. Ltd., Nehru Nagar, Village - Kurla - III, Kurla (E), Mumbai,
400 024, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Lokesh Mhatre",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Mahesh Narayan Dharamkamble ",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "sales Person",
"siteVisitContactNo": "8082368728",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Agreement",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 647.00",
"flatRate": "22500",
"landOtherRate": "19500",
"shopDetails": {
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"reportGeneratedDate": "Thu May 30 2024 17:17:44 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-05-30"
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Name	Length	Width	Total
Composition :			
Living Room	9'8"	20'6"	198.17
Passage	11'7"	3'4"	38.61

Passage	3'4"	1'2"	3.89
Toilet	6'4"	3'8"	23.22
Toilet	6'8"	3'8"	24.44
Kitchen	8'8"	7'7"	65.72
Bedroom	9'5"	9'9"	91.81
Bedroom	12'4"	11'1"	136.69
Other Composition :			