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{
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    "value": "Single_Flat",
    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
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    "firstName": "Anjali",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9771450345",
    "email": "sbi.04432@sbi.co.in"
  },
  "fees": {
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"organization": {
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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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "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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  "name": "Nepal House Branch",
  "branchCode": "",
  "mobileNo": "06512490976",
  "alternateMobileNo": "",
  "email": "sbi.04432@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Ranchi, Jharkhand-834002"
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  "value": "Residential"
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"zone": {
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  "_id": "60f9147bf3dd69653a591e8c",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Vinita",
  "email": "vinita.surve@vastukala.org",
  "lastName": "Surve",
  "mobileNo": "9820652818",
  "shortName": "V",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f9147bf3dd69653a591e8c/
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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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"rateVerifier": {
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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  "designation": ""
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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"title": {
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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    {
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      "dateTime": "2024-06-01",
      "remark": "MANUAL_IN_TASK"
    }
  ],
  "schedule": []
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "Maharashtra",
    "label": true
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    "key": "country",
    "value": "Country - India",
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  "value": "Mumbai Main",
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  "value": "Sion (East), Mumbai",
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  "key": "tahasilNo",
  "value": "",
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  "value": "",
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  "key": "street2",
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No. 4, Sion Koliwada ",
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  "value": "",
  "label": false
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  "value": "",
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  "value": "",
  "label": true
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  "value": "",
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "finishing": {
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  "label": "Slum Rehabilitation Authority"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Mara Singh Marg ",
  "south": "Slum Area ",
  "east": "Internal Road "
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"asPerDocumentAgreement": {
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  "west": "Details not available ",
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  "east": "Details not available "
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    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
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    "taxies": {
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    "auto": {
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    "privateCars": {
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  "extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 2 Bedrooms + Living / Dining + Kitchen + 2 Toilets + Balcony Area. (i.e. 2 BHK + 2 Toilets). ",
  "dateOfIssusApprovePlan": "Copy of Approved Building No. SRA / ENG / FN / STGOVT / 0064 / 20140719 / AP / SB - 2 dated 11.01.2023 issued by Slum Rehabilitation Authority. ",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "Building is under construction",
  "unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "depreciationRatioOfBuilding": "",
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  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "27700.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {
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  "rate": "141250",
  "landRate": "58200",
  "igrImage": "cases/665aaa8be2cb0e7b267ea2fe/igr_1717410618868_Image.png",
  "squareMeterGuideLineRate": "169500.00",
  "squareFeetGuideLineRate": "15747.00"
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"igrFinalRate": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per SRA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
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    "label": "Building Under Construction"
  }
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"waterTank": {
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  "label": "Proposed, Yes"
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"carParking": "Proposed Along with One Car Parking Space ",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
},
"materialUsedList": {
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  "label": "Building Under Construction"
},
"buildingSpecification": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"maintenanceOfTheBuilding": {
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  "label": "Building is under construction "
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"maintenancelssues": {
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  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
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"provisionOfFirefighting": {
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"yearOfConstructionAsPer": {
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"value": "as_per_site_information",
"label": "As per site information"
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"noOfBasement": "2",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "39",
"flatFloorNo": "34",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "9"
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"finalPlinthArea": {
"area": "708.40",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
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"value": "Monorail",
"label": "Monorail"
}
},
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"routeLat": "19.036389",
"routeLng": "72.869778",
"stationName": "850 Mtrs. ",
"routeDistance": "850 Mtrs. "
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null,
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"locationMapImg": [
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],
},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalothersRate": "0",
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  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "17838800.00"
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"number": "2306580",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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    "floorsCompleted": "19",
    "percentage": "17.674418604651162",
    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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    "status": true
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  "externalBrickWork": {
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    "floorsCompleted": "19",
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    "status": true
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"floorsCompleted": "19",
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  "floorsCompleted": "19",
  "percentage": "1.55",
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  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
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  "isHideFloor": false,
  "status": true
},
"externalPainting": {
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  "status": true
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "36.95",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  }
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    "orientation": "portrait"
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    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "27067.00",
    "max": "27951.00"
  },
  "builtUpRateRange": {
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    "max": "25410.00"
  }
}
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},
"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
}
},
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    "status": true,
    "isEditable": true
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  }
}
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
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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
},
"createCase": "true",
"type": "CASE",
"leadType": {
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "644.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
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"ownerName": "Mr. Santosh Kumar ",
"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "8820803118",
"contactPersonName": "Miss. Pallavi Bhoir ",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Mr. Santosh Kumar ",
    "phone": "0000000000",
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"ownershipShare": "",
"email": "",
"id": "254131"
}
],
"caseReferredBy": "60f9147bf3dd69653a591e8c",
"relationWithOwner": "Customer Relationship Manager ",
"fullAddress": "Residential Flat No. 3409, 34th Floor, Building No 2B, Siddha Sky ,
Phase - III, Opp. Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant
Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada , Village - Sion Division ,
Municipality Ward No. F/N, District - Mumbai Main, Sion (East), Mumbai, PIN - 400 037,
State - Maharashtra, Country - India",
"remark": "Vastukala+Yogesh Vankar",
"documents": [
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"documentType": {
"value": "60ae1254aa6d152c1801b326",
"label": "Agreement For Sale"
},
"inputs": {
"documentDate": "19/03/2024",
"from": {
"value": "Promoter",
"label": "Promoter"
},
"Promoter": "M/s. Sejal Shakti Realtors ",
"to": {
"value": "Purchaser",
"label": "Purchaser"
},
"Purchaser": "Mr. Santosh Kumar ",
"number": {
"value": "No",
"label": "No"
},
"No": "5792 / 2024"
},
"isHardCopy": false,
"displayStatus": true,
"id": "934654",
"path": "cases/665aaa8be2cb0e7b267ea2fe/
document_1717217928848_Agreement_7.pdf",
"fileName": "document_1717217928848_Agreement_7.pdf"
},
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"documentType": {
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"value": "60ae1277aa6d152c1801b3cc",
"label": "Approved Building Plan"
},
"inputs": {
  "documentDate": "11/01/2023",
  "nameOfApprovingAuthority": {
    "value": "Slum_Rehabilitation_Authority_(SRA)",
    "label": "Slum Rehabilitation Authority (SRA)"
  },
  "remark": " (As downloaded form RERA site)",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "SRA / ENG / FN / STGOVT / 0064 / 20140719 / AP / SB - 2"
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"isHardCopy": false,
"displayStatus": false,
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Jun 03 2024 16:29:16 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "11/01/2023",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "FN / STGOVT / 0064 / 20140719 / AP / SB - 2"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1717412567405_CC.pdf",
  "path": "cases/665aaa8be2cb0e7b267ea2fe/document_1717412567405_CC.pdf",
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51900021044"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1717412618005_P51900021044.pdf",
"path": "cases/665aaa8be2cb0e7b267ea2fe/
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"id": "974831",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Jun 03 2024 16:33:38 GMT+0530 (India Standard Time)"
}
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"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
"assignmentType": {
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  "label": "Retail"
},
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "009035",
"createdBy": "6006d4ce5080a310ac1fdcf2",
"caseHistory": [
  {
    "id": "783561",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Sat Jun 01 2024 10:28:51 GMT+0530 (India Standard Time)"
  }
]
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}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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  {
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      "value": "60ae1254aa6d152c1801b326",
      "label": "Agreement For Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "59.83",
    "totalAreaDocument": "644",
    "docBuiltpupPercentage": "10",
    "docFinalBUILTUp": "708.40",
    "docFinalBUILTUpSquareMeter": "65.81",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "746420"
  }
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"images": [],
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      "squareMeterArea": "59.83",
      "expectedRate": "27950.31",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "708.40",
      "squareMeterArea": "65.81",
      "expectedRate": "25409.37",
      "percentage": "10"
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    "saleableArea": {
      "area": "",
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"areaType": "Carpet",
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"expectedPrice": "18000000",
"expectedRate": "27950.31",
"builtUpExpectedRate": "25409.37",
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"id": "953935"
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"area": "911.00",
"squareMeterArea": "84.63",
"expectedRate": "27552.14",
"percentage": ""
},
"builtUpArea": {
"area": "1002.10",
"squareMeterArea": "93.10",
"expectedRate": "25047.40",
"percentage": "10"
},
"saleableArea": {
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"area": "911",
"builtUpPercentage": "10",
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"floor": "",
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"expectedPrice": "25100000",
"expectedRate": "27552.14",
"builtUpExpectedRate": "25047.40",
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"id": "355059"
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    "squareMeterArea": "66.61",
    "expectedRate": "27067.00",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "73.27",
    "expectedRate": "24606.36",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "717",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "19407039.00",
  "expectedRate": "27067.00",
  "builtUpExpectedRate": "24606.36",
  "image": "cases/665aaa8be2cb0e7b267ea2fe/
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    "id": "934118"
  }
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"externalImages": [
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    "orientation": "portrait"
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externalImg_1717402988192_1717402833895_image_1.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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externalImg_1717402988392_1717402833895_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "665d7d6d59496f15880e9f40",
    "name": "externalImg_1717402988543_1717402833895_image_3.jpeg",
    "path": "cases/665aaa8be2cb0e7b267ea2fe/
externalImg_1717402988543_1717402833895_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externalImg_1717402988689_1717402833895_image_4.jpeg",
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    "path": "cases/665aaa8be2cb0e7b267ea2fe/
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    "orientation": "portrait"
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  {
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    "status": false,
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    "name": "externallmg_1717402988881_1717402833895_image_5.jpeg",
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externallmg_1717402988881_1717402833895_image_5.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
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    "path": "cases/665aaa8be2cb0e7b267ea2fe/
externallmg_1717402989086_1717402833895_image_6.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "665d7d56b33b3015bdceec53",
    "name": "externallmg_1717402966331_1717402811581_image_0.jpeg",
    "path": "cases/665aaa8be2cb0e7b267ea2fe/
externallmg_1717402966331_1717402811581_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "665d7d56b33b3015bdceec54",
    "name": "externallmg_1717402966349_1717402811581_image_1.jpeg",
    "path": "cases/665aaa8be2cb0e7b267ea2fe/
externallmg_1717402966349_1717402811581_image_1.jpeg",
    "orientation": "landscape"
  }
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    "filename": "1717410659320_Project_Report.doc",
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    "createdAt": "Mon Jun 03 2024 16:00:59 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
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    "filename": "1717410659575_Reference_report.pdf",
    "path": "cases/665aaa8be2cb0e7b267ea2fe/
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