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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "type": "CREDITOFFICER",
    "_id": "6363aa704d42487767aeaf99",
    "firstName": "SUNIL BHOSALE",
    "lastName": "BHOSALE",
    "mobileNo": "9004074579",
    "email": "sunil.bhosale@sbi.co.in",
    "workMobileNo": "9004074579"
  },
  "fees": {
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    "expectedFees": null,
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"organization": {
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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"
},
"client": {
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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
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  "status": true
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"branch": {
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  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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    "type": "EMPLOYEE",
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"_id": "60af3d172ffdf65bcd6585cd",
"role": "PICKUPPERSON",
"firstName": "Sachin",
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"lastName": "Joshi",
"mobileNo": "9167204063",
"shortName": "SJ",
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"role": "SITEENGINEER",
"firstName": "Tushar ",
"email": "tusharbhuwad90@gmail.com",
"lastName": "Bhuwad",
"mobileNo": "9082053889",
"designation": "",
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"email": "nitesh.khedekar@vastukala.org",
"lastName": "Khedekar",
"mobileNo": "8369040652",
"designation": "",
"shortName": "NK",
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"maker": {
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"firstName": "Prajakta",
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"lastName": "Patil",
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"mobileNo": "9769797568",
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  "designation": "",
  "shortName": "NK",
  "workWithDocumentMaker": "",
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        "label": "Registered Valuer"
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    ]
  },
  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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  }
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      "label": "Chartered Engineer"
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"fatherName": "Baburao"
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      "dateTime": "2024-06-06",
      "remark": "MANUAL_IN_TASK"
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  "audioNotes": []
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"compositionFlatType": {
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"externalReportDetails": {
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  "underConstruction": false
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  "value": "India",
  "label": false
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  "key": "village",
  "value": "Vile Parle East",
  "label": true
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  "value": "Mumbai Suburban District",
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  "value": "",
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  "value": "",
  "label": false
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  "value": "A",
  "label": true
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  "label": true
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  "label": true
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  "label": false
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  "key": "suburb",
  "value": "Vile Parle (East), Mumbai",
  "label": false
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},
"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "windows": {
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    "value": "Powder_coated_Aluminum_sliding_windows",
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
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    "label": "Sole Ownership"
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    "label": "Higher Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Prangan CHSL",
    "south": "Under Construction Building",
    "east": "Pushpak Apartment"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
  }
},
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
  },
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  "title": "Boundaries of The Flat"
},
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
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  "depreciationRatioOfBuilding": "",
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  "landRate": "108770",
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  "squareMeterGuideLineRate": "215850.00",
  "squareFeetGuideLineRate": "20053.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "215850.00",
  "squareFeetGuideLineRate": "20053.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "I Class"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Seller_Occupied",
    "label": "Seller Occupied"
  },
  "monthlyRent": "98,000/- Expected rental income per month",
  "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 MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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    "value": "Good",
    "label": "Good"
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    },
    "anyFavouringForExtraPotentialValue": "Located in Developed Area",
    "negativeFactorsOfAffectMarketValue": "No"
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    "roof": {
      "value": "rcc_Slab",
      "label": "R. C. C. Slab"
    },
    "partitions": {
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      "label": "6\" Thk. Brick Masonery"
    },
    "waterTank": {
      "value": "MunicipalWaterSupply",
      "label": "Municipal Water Supply"
    },
    "pavementLaid": {
      "value": "Yes",
      "label": "Yes"
    },
    "carParking": "Along with One Car Parking in Stilt / Stack / Mechanical Parking",
    "constructionWorkStatus": {
      "value": "Completed",
      "label": "Completed"
    },
    "asthetikLook": {
      "value": "Plain_Looking",
      "label": "Plain Looking"
    },
    "dateOfConstruction": {
      "date": "1",
      "month": "1",
      "year": "2022",
      "fullDate": "1/1/2022"
    },
    "planningArea": {
      "value": "Residential",
      "label": "Residential"
    },
    "typeOfStructure": {
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      "label": "R.C.C. Framed"
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    "typeOfFoundation": {
      "value": "rcc",
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"label": "R.C.C. Foundation"
},
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  "value": "Good",
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},
"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "2",
"totalLifeBuilding": "60",
"estimatedAge": "58",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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      "label": "Railway Station"
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routeMap_1717819898543_Image.png",
    "routeLat": "19.100297",
    "routeLng": "72.850538",
    "stationName": "Vile Parle",
    "routeDistance": "750 Mt."
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  "finalLatLng": {
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  "type": "Point"
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    "name": "hp2sd",
    "image": "cases/66603d13b33b3015bdcfd60f/
routeMap_1717819857669_Image.png"
  }
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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    "status": false
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  "status": false
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  "isHideFloor": false,
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    "orientation": "portrait"
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    "max": "44032.00"
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  "builtUpRateRange": {
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    "max": "36693.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "status": true,
  "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": "",
  "estimatedValue": "0.00",
  "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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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
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"ownerName": "Mr. Ashish M. Bafna & Mrs. Vinita Ashish Bafna",
"ownerPhoneNo": "7506377412",
"appAddress": "Flat no 401 4Floor Deepa CHS,A-wing,Malviya Road,Vile Parle East ",
"remark": "Vastukala + Yogesh Vankar Report",
"documents": [
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      "label": "Draft Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Seller",
        "label": "Seller"
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      "Seller": "Mr. Ashish M. Bafna & Mrs. Vinita Ashish Bafna",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Jigar Ketan Vakharia"
    },
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    "displayStatus": true,
    "id": "137295",
    "path": "cases/66603d13b33b3015bdcfd60f/
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      "label": "Developers"
    },
    "Developers": "Regent Spaces & Deepa CHSL (The Society)",
    "to": {
      "value": "Member",
      "label": "Member"
    },
    "Member": "Mr. Ashish M. Bafna & Mrs. Vinita Ashish Bafna"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "fileName": "document_1717586675846_1717586524619_jigar_agreement_1.pdf"
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    "label": "Society Share Certificate"
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  "inputs": {
    "documentDate": "01/04/2023",
    "to": {
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      "label": "Member"
    },
    "Member": "Mr. Ashish M. Bafna & Mrs. Vinita Ashish Bafna",
    "number": {
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      "label": "Document No"
    },
    "Document_No": "009"
  },
  "isHardCopy": false,
  "displayStatus": true,

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"fileName": "document_1717586811829_1717586660655_share_certificate_1.pdf"
}
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"caseNumber": "009103",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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"id": "516794",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Wed Jun 05 2024 15:55:23 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Ashish M. Bafna & Mrs. Vinita Ashish Bafna",
"phone": "7506377412",
"ownershipShare": "",
"email": "",
"id": "805737"
}
],
"proposePurchasers": [
{
"name": "Mr. Jigar Ketan Vakharia ",
"phone": "",
"email": "",
"ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
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"label": "Square Feet"
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    "label": "Square Feet"
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  "length": "4.67",
  "length1": "4",
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  "width": "10.83",
  "width1": "10",
  "width2": "10",
  "totalArea": "50.56",
  "images": [],
  "extraAreas": [],
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  "name": "Kitchen",
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  "width2": "9",
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  "name": "Passage",
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  "length2": "8",
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  "width2": "10",
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  "images": [],
  "extraAreas": [],
  "finalArea": "52.89"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "7.50",
  "length1": "7",
  "length2": "6",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "40.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "40.00"
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    "label": "Square Feet"
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  "id": "5",
  "name": "Bedroom",
  "length": "11.33",
  "length1": "11",
  "length2": "4",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
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"totalArea": "113.33",
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"finalArea": "113.33"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "6",
  "name": "Bedroom",
  "length": "14.00",
  "length1": "14",
  "length2": "0",
  "width": "10.92",
  "width1": "10",
  "width2": "11",
  "totalArea": "152.83",
  "images": [],
  "extraAreas": [],
  "finalArea": "152.83"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "4.42",
  "length1": "4",
  "length2": "5",
  "width": "7.17",
  "width1": "7",
  "width2": "2",
  "totalArea": "31.65",
  "images": [],
  "extraAreas": [],
  "finalArea": "31.65"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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}
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"id": "8",
"name": "Passage",
"length": "3.17",
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"length2": "2",
"width": "5.33",
"width1": "5",
"width2": "4",
"totalArea": "16.89",
"images": [],
"extraAreas": [],
"finalArea": "16.89"
},
{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "9",
  "name": "Bedroom",
  "length": "11.67",
  "length1": "11",
  "length2": "8",
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  "width2": "8",
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  "images": [],
  "extraAreas": [],
  "finalArea": "124.44"
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    "label": "Square Feet"
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  "id": "11",
  "name": "Toilet",
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  "length2": "5",
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  "width2": "6",
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"finalArea": "33.37",
"extraAreas": []
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"otherComposition": [],
"externalReport": [],
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    "label": "Agreement For Permanent Alternate Accomodation"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "450267",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "962",
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  "docFinalBuiltUp": "1154.4",
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  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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],
"images": [],
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    "squareMeterArea": "84.08",
    "expectedRate": "41988.95",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1086.00",
    "squareMeterArea": "100.89",
    "expectedRate": "34990.79",
    "percentage": "20"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
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    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "area": "905.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "38000000.00",
  "expectedRate": "41988.95",
  "builtUpExpectedRate": "34990.79",
  "image": "cases/66603d13b33b3015bdcfd60f/
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  "squareMeter": "84.08",
  "id": "358910"
},
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  "carpetArea": {
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    "squareMeterArea": "41.62",
    "expectedRate": "43526.79",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "49.94",
    "expectedRate": "36272.32",
    "percentage": "20"
  },
  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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      "firstName": "Nitesh",
      "lastName": "Khedekar",
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profilePhoto_1681212511436_IMG3094.jpg"
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"fullAddress": "Residential Flat No. 401, 4th Floor, Wing - A, Deepa Co-op. Hsg. Soc.
Ltd., Malviya Road, Village - Vile Parle East, Municipality Ward No. K/E - Ward, Vile
Parle (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban District, PIN Code -
400 057, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "60af3d172ffdf65bcd6585cd",
"contactPersonName": "Mr. Ashish M. Bafna ",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
"proposePurchaserName": "Mr. Jigar Ketan Vakharia ",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Seller",
"siteVisitContactNo": "9820985939",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Agreement",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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"otherCarpetTotal": "0.00",
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"finalSalableArea": "1209.34",
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"toBeAdded": "",
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(Incl. of Fungible Compensatory FSI, Incentive FSI, Premium FSI etc.) =
291.00\nAdditional Area in Sq. Ft. = 10.00\nTotal Carpet Area in Sq. Ft. =
962.00\n(Area as per Seller's Agreement for Sale)",
"siteMeasurementRemark": "",
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"otherCompositionCarpetTotal": "0.00",
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"reportGeneratedDate": "Sat Jun 08 2024 09:30:33 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-06-06"
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Name	Length	Width	Total
Composition :			
Living Room	9'10"	22'9"	223.71
Passage	4'8"	10'10"	50.56
Kitchen	11'4"	6'9"	76.50
Passage	18'8"	2'10"	52.89

Toilet	7'6"	5'4"	40.00
Bedroom	11'4"	10'00"	113.33
Bedroom	14'0"	10'11"	152.83
Toilet	4'5"	7'2"	31.65
Passage	3'2"	5'4"	16.89
Bedroom	11'8"	10'8"	124.44
Toilet	7'5"	4'6"	33.37
Other Composition :			