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{
  "typeOfReport": {
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    "RVDSValues": false,
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "658679075b664a64c315b2b3",
    "firstName": "Rupesh",
    "lastName": "Juvekar",
    "mobileNo": "",
    "workMobileNo": "8169226574",
    "email": "sbi.08586@sbi.co.in"
  },
  "fees": {
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    "expectedFees": null,
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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": {
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  "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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  "branchCode": "000346",
  "type": "BRANCH",
  "name": "Madam Cama Road Branch Mumabi",
  "email": "sbi.30203@sbi.co.in",
  "mobileNo": "1800 4253800",
  "alternateMobileNo": "",
  "address": "Ground Floor State Bank Annexe Madam Kama Road, Nariman Point,
Mumbai, Maharashtra 400021",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Shantilal",
  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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"siteEngineer": {
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  "_id": "642bad2b91d7c62df117fef2",
  "role": "SITEENGINEER",
  "firstName": "Abhiraj",
  "email": "abhishekharijan@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8369839430",
  "designation": "",
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  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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  "role": "MAKER",
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"lastName": "Kuperkar",
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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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"_id": "60af80072ffdf65bcd658651",
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    "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
}
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  "value": "BANK"
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  "longitude": "73.97106182440925"
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    {
      "status": "COMPLETED",
      "dateTime": "2024-06-11",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "status": true,
    "name": "Country",
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"key": "village",
"value": "Wagholi",
"label": true
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  "value": "",
  "label": true
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  "key": "district",
  "value": "Pune",
  "label": true
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Haveli",
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  "label": false
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  "value": "",
  "label": false
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"value": "P1",
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "key": "khataNo",
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  "label": false
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "Partly Vitrified & Partly Wooden Flooring"
  },
  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"townplanApprovedByList": {
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"label": "Pune Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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"label": "No"
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"asPerActualAgreement": {
"north": "Open Land",
"west": "Building No. P4",
"south": "Internal Road",
"east": "Internal Road"
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"asPerDocumentAgreement": {
"north": "By Lohegaon - Wagholi Road",
"west": "By Land bearing Gat No. 1425, 1427, 1398 & 1400, Waghli",
"south": "By Land bearing Gat No. 1403, 1404, 1402 Hissa No. 7 Wagholi",
"east": "By Land bearing Gat No. 1402 Hissa No. 5 & 7 & Gat No. 1424, Wagholi"
},
"unitBoundaries": {
"asPerActual": {
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"west": "",
"south": "",
"east": ""
},
"asPerDocument": {
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"west": "",
"south": "",
"east": ""
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  "taxies": {
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    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. PHA/Case No.
2133 /Village - Wagholi / Gat No. 1400(pt) dated 09.11.2015 issued by Pune
Metropolitan Regional Development Authority, Pune (Downloaded from RERA Site).",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "9000.00",
  "depreciatedBuildingRate": "2700"
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"igrRate": {
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  "rate": "46870",
  "landRate": "7890",
  "igrImage": "cases/6666d272f605307b01942c5a/igr_1718191774912_Image.png",
  "squareMeterGuideLineRate": "51557.00",
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per PMRDA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  }
},
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"waterTank": {
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  "label": "Municipal Water Supply"
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"pavementLaid": {
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},
"carParking": "Along with One Car Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "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"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
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  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"maintenanceIssues": {
  "value": "New_Building",
  "label": "New Building"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
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    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
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  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "60",
  "ageOfBuilding": "0",
  "noOfBasement": "1",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "12",
  "flatFloorNo": "11",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "1084.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6666d272f605307b01942c5a/
routeMap_1718198240914_Image.png",
    "routeLat": "18.583000",
    "routeLng": "73.969750",
    "stationName": "Hadapsar",
    "routeDistance": "10 km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
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    "type": "Point"
  },
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    "finalLatLng": true
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  "locationMapImg": [
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{
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  "name": "83zsn4",
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}
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"valuation": {
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "8874000.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "8874000.00"
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"outward": {
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  "status": false
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llmg_1718186445879_WhatsApp_Image_20240611_at_143356.jpeg",
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"compositionImages": [
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    "status": false,
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    "name": "Living Room",
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  "builtUpRateRange": {
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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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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"status": true,
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"ownerPhoneNo": "8425874845",
"appAddress": "1103 Marvel faia Ph 1\nwagali Pune \npin 412207",
"remark": "",
"documents": [
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    "documentType": {
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    },
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        "label": "Promoter"
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      "Promoter": "Grand Realty Private Limited, Pax Homes LLP",
      "to": {
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        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Khushboo Modi & Mr. Ashish Modi"
    },
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    "displayStatus": true,
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    "label": "Occupancy Certificate"
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      "label": "Pune Metropolitan Reginal Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "DP/BHA/Village-Wagholi/Gat No. 1400(pt) & Other / Case No. 629 / 15-16 /
960"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "470078",
  "path": "cases/6666d272f605307b01942c5a/document_1718257154579_2_Occupa
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ted_development.pdf",
  "fileName": "document_1718257154579_2_Occupancy_Certificate__Completion_C
ertificate__Architects_certificate_of_completion_for_plotted_development.pdf"
},
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    "label": "RERA Certificate"
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  "inputs": {
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    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P52100001522"
  },
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  "displayStatus": false,
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  "path": "cases/6666d272f605307b01942c5a/
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  "id": "503789",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Thu Jun 13 2024 11:10:37 GMT+0530 (India Standard Time)"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Pune Metropolitan Reginal Development Authority"
    },
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    "number": {
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      "label": "No"
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  },
  "isHardCopy": false,
  "displayStatus": false,
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ncement_Certificates___NA_Order_for_plotted_development.pdf",
  "fileName": "document_1718257405039_1_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
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      "label": "No"
    },
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  },
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  "displayStatus": true,
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"fileName": "document_1718257959935_1_Building_Plan_Approval_IOD.pdf"
}
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"caseNumber": "009199",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Mon Jun 10 2024 15:46:18 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mrs. Khushboo Modi",
"phone": "8425874845",
"ownershipShare": "",
"email": "",
"id": "266322"
},
{
"name": "Mr. Ashish Modi",
"phone": "",
"email": "",
"ownershipShare": "",
"id": "998914"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"label": "Square Feet"
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"id": "8",
"name": "Passage",
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"length2": "4",
"width": "",

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"width1": "6",
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    "label": "Square Feet"
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  "length": "12.17",
  "length1": "12",
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  "width2": "10",
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  "images": [],
  "extraAreas": [],
  "finalArea": "265.64"
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    "label": "Square Feet"
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```
    "label": "Square Feet"
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  "length2": "7",
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  "width1": "15",
  "width2": "11",
  "totalArea": "184.37",
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  "finalArea": "184.37"
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    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "5.42",
  "length1": "5",
  "length2": "5",
  "width": "8.42",
  "width1": "8",
  "width2": "5",
  "totalArea": "45.59",
  "images": [],
  "extraAreas": [],
  "finalArea": "45.59"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Bedroom",
  "length": "10.83",
  "length1": "10",
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  "width": "12.92",
  "width1": "12",
  "width2": "11",
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"totalArea": "139.93",
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"extraAreas": [],
"finalArea": "139.93"
},
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  "name": "Toilet",
  "length": "8.17",
  "length1": "8",
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  "width2": "3",
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  "length": "3.08",
  "length1": "3",
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  "width2": "6",
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  "images": [],
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  "finalArea": "10.79"
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"otherComposition": [
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    "toBeAdded": {
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```

```
    "value": "Carpet"
  },
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    "value": "Balcony_Area"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "10.50",
  "length1": "10",
  "length2": "6",
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  "width1": "8",
  "width2": "8",
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  "images": [],
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  "finalArea": "91",
  "percentageBeforeTotal": "91.00",
  "percentage": "100"
},
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  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "17.50",
  "images": [],
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"percentage": "100"
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"value": "60ae1261aa6d152c1801b365",
"label": "Articles Of Agreement"
},
"docMeasurementType": {
"value": "Square_Feet",
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Name	Length	Width	Total
Composition :			
Passage	4'4"	6'2"	26.72
Living Room	12'2"	21'10"	265.64
Kitchen	11'1"	7'9"	85.90
Bedroom	11'7"	15'11"	184.37
Toilet	5'5"	8'5"	45.59
Bedroom	10'10"	12'11"	139.93
Toilet	8'2"	5'3"	42.87
Passage	3'1"	3'6"	10.79
Other Composition :			
Balcony Area	10'6"	8'8"	91.00
Dry Balcony Area	3'9"	4'8"	17.50