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{
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    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Ankit",
    "type": "CREDITOFFICER",
    "_id": "6621fb8f7e1d7332c8811b9b",
    "lastName": "Jain",
    "mobileNo": "",
    "workMobileNo": "8104917277",
    "email": "ankit.kwikfincap@gmail.com"
  },
  "fees": {
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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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
},
"branch": {
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  "name": "Racpc Borivali West Shimpoli Road",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "racpc.borivali@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Elegante Corner Guru Tapsaya CHSL, 620/4, Kastur Park, Shimpoli
Road, Borivali West Mumbai 400092"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"_id": "60af6ae22ffdf65bcd65861d",
"role": "PICKUPPERSON",
"firstName": "Sunil",
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"lastName": "Misal",
"mobileNo": "8422982721",
"shortName": "SM",
"workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "63fc575ece84bf289ba9e82d",
  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
  "workWithDocumentMaker": ""
},
"rateVerifier": null,
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  "lastName": "Acharya",
  "mobileNo": "9867664219",
  "designation": "",
  "shortName": "JA",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
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{
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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",
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"fatherName": "Baburao"
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  "longitude": "72.84058770675146"
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"visitedDate": [
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    "key": "country",
    "value": "India",
    "label": false
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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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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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
    "value": "Proposed_Powder_coated_aluminium_sliding_windows",
    "label": "Proposed Powder coated aluminium sliding windows"
  },
  "fittings": {
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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": "Proposed Cement Plastering"
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"general": {
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    "label": "Joint Ownership"
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  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  }
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"whetherCoveredUnderAnyState": {
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  "west": "Road No. 5",
  "south": "Road No. 16",
  "east": "DPS Park view"
},
"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
},
"unitBoundaries": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
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"whichTheLocalityIsServed": {
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  "taxies": {
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  "privateCars": {
    "title": "Private Cars"
  }
}
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    "extraDetailOfProperty": "As per Approved Building Plan, the composition of residential flat is Living Room + Kitchen + 2 Bedrooms + 2 Toilets + Passage (i.e. 2 BHK with 2 Toilets)",
    "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MHADA/51/1365/2024 dated 21.03.2024 issued by MHADA (Downloaded from RERA)",
    "approvePlanVerified": "Yes",
    "empanelledOfApprovePlan": "No",
    "unauthorizedConstruction": "",
    "extraDetailOfBuilding": "",
    "compoundWall": ""
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  "landAndBuildingDetails": {
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    "documentsBuildingBoundaries": []
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  "compositeRate": {
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    "depreciationRatioOfBuilding": "",
    "salvageValue": "",
    "depreciatedCostOfConstruction": "25000.00",
    "depreciatedBuildingRate": "3000",
    "buildingServicesDepreciatedRate": "0"
  },
  "igrRate": {
    "propertyName": "Residential",
    "rate": "160470",
    "landRate": "76820",
    "igrImage": "cases/6677d7aed3a6ba5eb25e7e08/igr_1719213879260_Image.png",
    "squareMeterGuideLineRate": "176517.00",
    "squareFeetGuideLineRate": "16399.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "10",
    "depreciationPercentage": "0",
    "rate": "160470.00",
    "squareMeterGuideLineRate": "176517.00",
    "squareFeetGuideLineRate": "16399.00"
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  },
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"value": "Proposed_Residential_Purpose",
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"taxAmount": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MHADA / MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Building under Constrution"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonry"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Proposed Covered Parking Space",
  "constructionWorkStatus": {
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"label": "Under Construction"
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  "year": "2025",
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  "label": "Proposed R.C.C Framed Structure"
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  "label": "R.C.C. Foundation"
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  "label": "Building Under Construction"
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  "label": "Information Not Available"
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  "label": "Proposed Standard"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
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"label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"groundStilt": {
  "value": "Proposed_Stilt",
  "label": "Proposed Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
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"noOfPodium": "",
"noOfAmenityFloors": "",
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"flatFloorNo": "11",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "13"
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"finalPlinthArea": {
  "area": "695.20",
  "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/6677d7aed3a6ba5eb25e7e08/
routeMap_1719306004470_Image.png",
    "routeLat": "19.160219",
    "routeLng": "72.840044",
    "stationName": "Goregaon",
    "routeDistance": "1.9 km"
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "8akmvb",
      "name": "8akmvb",
      "image": "cases/6677d7aed3a6ba5eb25e7e08/
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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"wardrobesQty": "0",
"showcasesQty": "0",
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"totalkitchenArrangementsRate": "0",
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"interiorDecorationsQty": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "15800000.00"
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"outward": {
  "status": true,
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  "date": "Tue Jun 25 2024 18:06:51 GMT+0530 (India Standard Time)",
  "number": "2306901",
  "dayCount": "21",
  "monthCount": "345",
  "generatedBy": "60092304a16fab0f2af9b0c2"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
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"floorsCompleted": "Complete",
"percentage": "5",
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  "floorsCompleted": "Complete",
  "percentage": "5",
  "isHideFloor": false,
  "status": true
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"internalBrickWork": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
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  "isHideFloor": false,
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
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},
"door": {
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": false,
"status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "10.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "11400585.00",
  "selectedBuildUpValue": "695.20",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "name": "externallmg_r_1719288683632_TimePhoto_20240624_164953.jpg",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/6677d7aed3a6ba5eb25e7e08/
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    "orientation": "portrait"
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  "societyNameBoardImage": [],
  "compositionImages": []
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  "carpetRateRange": {
    "min": "23864.00",
    "max": "24272.00"
  },
  "builtUpRateRange": {
    "min": "21695.00",
    "max": "22066.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "showcases": {
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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"title": "Kitchen arrangements",
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"ratePerUnit": "0.00",
"estimatedValue": "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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  "quantity": "0.00",
  "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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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "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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  "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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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "632.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
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"ownerName": "Mr. Rupesh Jayantilal Luhar ",
"ownerPhoneNo": "9819567497",
"appAddress": "Flat no 1109 11th floor Sushanku Avenue 36 Siddharth Nagar
Goregaon West Mumbai 400104",
"remark": "Loans Amount - 1.17 Cr & Valuation chahiye 1.57 Cr Yogesh Vankar and
vastukala",
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "19/06/2024",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Sushanku Realty Private Limited",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Rupesh Jayantilal Luhar & Mrs. Rupali Rupesh Luhar",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "10145/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "362924",
    "path": "cases/6677d7aed3a6ba5eb25e7e08/document_1719129944941_17191298
10229_Rupesh_Luhar_SBI_Racpc_Borivali_Ankit_SSL_case_.pdf",
    "fileName": "document_1719129944941_1719129810229_Rupesh_Luhar_SBI_Rac
pc_Borivali_Ankit_SSL_case_.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    }
  }
]
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},
"inputs": {
  "documentDate": "25/04/2024",
  "nameOfApprovingAuthority": {
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    "label": "Maharashtra Housing And Area Development Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "MH/EE/(BP)/GM/MHADA-51/1365/2024/FCC/1/Amend"
},
"isHardCopy": false,
"displayStatus": true,
"id": "186301",
"path": "cases/6677d7aed3a6ba5eb25e7e08/document_1719308510812_2_Commencement_Certificates___NA_Order_for_plotted_development.pdf",
"fileName": "document_1719308510812_2_Commencement_Certificates___NA_Order_for_plotted_development.pdf"
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{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "11/06/2024",
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
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      "value": "No",
      "label": "No"
    },
    "No": "P51800046272"
  },
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  "displayStatus": true,
  "fileName": "document_1719308561584_P51800046272.pdf",
  "path": "cases/6677d7aed3a6ba5eb25e7e08/document_1719308561584_P51800046272.pdf",
  "id": "378738",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Tue Jun 25 2024 15:12:41 GMT+0530 (India Standard Time)"
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "remark": "(Downloaded from RERA)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MHADA/51/1365/2024"
  },
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  "displayStatus": false,
  "id": "294812",
  "path": "cases/6677d7aed3a6ba5eb25e7e08/document_1719309747531_14_Building_Plan_Approval___NA_Order_for_plotted_development.pdf",
  "fileName": "document_1719309747531_14_Building_Plan_Approval___NA_Order_for_plotted_development.pdf"
}
],
"caseNumber": "009457",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "id": "612755",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sun Jun 23 2024 13:37:10 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rupesh Jayantilal Luhar ",
    "phone": "9819567497",
    "ownershipShare": "",
    "email": "",
    "id": "900157"
  },

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{
  "name": "Mrs. Rupali Rupesh Luhar",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "780903"
},
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "882752",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "632",
    "squareMeterArea": "58.71",
    "docFinalBuiltUp": "695.2",
    "docFinalBuiltUpSquareMeter": "64.581",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "412.00",
      "squareMeterArea": "38.28",
      "expectedRate": "26941.75",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "453.20",
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"squareMeterArea": "42.10",
"expectedRate": "24492.50",
"percentage": "10"
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"saleableArea": {
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  "expectedRate": "0.00",
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(West)",
"area": "412",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "11100000.00",
"expectedRate": "26941.75",
"builtUpExpectedRate": "24492.50",
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"id": "783019"
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    "expectedRate": "24271.84",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "42.10",
    "expectedRate": "22065.31",
    "percentage": "10"
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    "area": "",
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    "percentage": ""
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  "printlnReport": true,
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "builtUpExpectedRate": "22065.31",
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  "id": "449420"
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "44.97",
    "expectedRate": "21694.21",
    "percentage": "10"
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    "expectedRate": "0.00",
    "percentage": ""
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  "area": "440.00",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "10500000.00",
"expectedRate": "23863.64",
"builtUpExpectedRate": "21694.21",
"image": "cases/6677d7aed3a6ba5eb25e7e08/
indicator_1719213671926_Image.png",
"squareMeter": "40.88",
"id": "573295"
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"carpetArea": {
"area": "412.00",
"squareMeterArea": "38.28",
"expectedRate": "24024.27",
"percentage": ""
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"builtUpArea": {
"area": "453.20",
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"saleableArea": {
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"percentage": ""
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"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
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"source": "Index_no.2",
"expectedPrice": "9898000",
"expectedRate": "24024.27",
"builtUpExpectedRate": "21840.25",
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indicator_1719213715053_Image.png",
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  }
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    "path": "cases/6677d7aed3a6ba5eb25e7e08/
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externalImg_r_1719288683596_TimePhoto_20240624_164854.jpg",
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Nagar, Village - Pahadi Goregaon, Municipality Ward No. P/S, Goregaon (West),
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Other Composition :			