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    "firstName": "Abhijeet Kumbhar",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231207",
    "email": "0_default_abhijeet_kumbhar@sbi.co.in",
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  },
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"_id": "643a5702108b68389ed72f71",
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"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "mobileNo": "02225140903",
  "alternateMobileNo": "",
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Maharashtra, Country - India. ",
  "ledgerName": "",
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"role": "PICKUPPERSON",
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"shortName": "SJ",
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  "label": "No"
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  "south": "Sky Heaven Apartment",
  "east": "Amarant Road"
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  "north": "By Sub Plot No. 2 of the said Final Plot No. 14 of the Scheme ",
  "west": "By Sub-Plot No. 1 of the said Final Plot No. 14 of the Scheme",
  "south": "By building known as Sky Heaven on Plot bearing C.T.S. No. 1260/1A",
  "east": "By 13.4 M. wide road"
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"unitBoundaries": {
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    "east": ""
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    "west": "",
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    "east": ""
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  "auto": {
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measurement was not allowed, hence our report is based on external site visit and
documents provided by the bank only. As per Site Information, the composition of flat is
3 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage",
  "dateOfIssusApprovePlan": "Copy of Approved Plan Vide No. CHE / WS / 1122 / K /
337 (New) dated 10.11.2017 issued by Municipal Corporation of Greater Mumbai.
(Downloaded from MCGM site).",
  "approvePlanVerified": "N.A., as the building is under construction",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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},
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measurement and Internal Photographs of the property. Hence, our report is based on
external visit & documents provided by bank only. For the purpose of Valuation, we
have considered area as per Draft Agreement for Sale.",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "landRate": "98950",
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  "squareMeterGuideLineRate": "202224.00",
  "squareFeetGuideLineRate": "18787.00"
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"igrFinalRate": {
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": "86,000/- Expected rental income per month after completion",
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  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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  "label": "Under Construction"
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  "label": "Plain Looking"
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  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
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  "label": "Residential"
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  "label": "R.C.C. Framed"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building Under Construction"
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"materialUsedList": {
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  "label": "Building Under Construction"
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  "label": "Proposed Standard"
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"label": "Building Under Construction"
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  "label": "Designed as per I.S. codes"
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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  "label": "Proposed, Yes"
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Proposed, Yes"
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"provisionOfFirefighting": {
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  "label": "Proposed, Yes"
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  "label": "Proposed Stilt"
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"yearOfConstructionAsPer": {
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  "label": "Approx."
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"noOfFloors": "14",
"flatFloorNo": "14",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "2"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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      "label": "Metro Station"
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    "routeLng": "72.812959",
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    "routeDistance": "2.3 Km."
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  "finalLatLng": {
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  "interiorDecorationsQty": "0",
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
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  "status": true
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"externalPainting": {
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"status": true
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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  "max": "39977.00"
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"saleableRateRange": {
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    "ratePerUnit": "0.00",
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  "estimatedValue": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "status": true,
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Sanjay Shah & Mr. Pankaj Ram Prakash Singh",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 1401.14Floor,Ocean Heights, Andheri west ",
"remark": "Valuation Required 3.50cr +\nPurchaser Mr Pramod Yadav "
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      "label": "Draft Agreement for sale"
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    "inputs": {
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        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Sanjay Shah & Mr. Pankaj Ram Prakash Singh",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Pramod Suryabali Yadav"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/668f75c8cf7787493e5e9051/
document_1721387004943_1401_Draft_Agreement_Sanjay_VS_Yadav.pdf",
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    "createdAt": "Fri Jul 19 2024 16:33:25 GMT+0530 (India Standard Time)"
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  {
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      "label": "RERA Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "P51800008981"
    },
    "isHardCopy": false,
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"createdAt": "Fri Jul 19 2024 16:34:38 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CHE / WS / 1122 / K / 337 (NEW)"
  },
  "isHardCopy": false,
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  "path": "cases/668f75c8cf7787493e5e9051/document_1721387125364_cc.pdf",
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      "label": "Municipal Corporation of Greater Mumbai"
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    "number": {
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      "label": "Document No"
    }
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
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"caseNumber": "009855",
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"caseHistory": [
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    "id": "665436",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jul 11 2024 11:33:52 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sanjay Shah & Mr. Pankaj Ram Prakash Singh",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "542700"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Pramod Suryabali Yadav",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
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"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "label": "Square Feet"
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  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "861",
  "squareMeterArea": "79.99",
  "docFinalBuiltUp": "947.1",
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  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
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"images": [],
"indicatorArr": [
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      "squareMeterArea": "86.31",
      "expectedRate": "37782.56",
      "percentage": ""
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    "builtUpArea": {
      "area": "1021.90",
      "squareMeterArea": "94.94",
      "expectedRate": "34347.78",
      "percentage": "10"
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    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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  },
  "printlnReport": true,
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  "area": "929.00",
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"rateType": "price_Indicator",
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"carpetArea": {
"area": "790.00",
"squareMeterArea": "73.39",
"expectedRate": "41139.24",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "80.73",
"expectedRate": "37399.31",
"percentage": "10"
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