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{
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Shivani ",
    "type": "CREDITOFFICER",
    "_id": "64d4829d87258203eab0d8d8",
    "lastName": "Yadav",
    "mobileNo": "",
    "workMobileNo": "8240289378",
    "email": "racpcghatkopar.sanctions@sbi.co.in"
  },
  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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"client": {
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
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  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
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  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"staff": {
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "_id": "648fcad91b499c2d52dc86f3",
  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "role": "MAKER",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
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    "firstName": "Manoj",
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "label": "Chartered Engineer"
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      "number": "AM161706-3"
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  "fatherName": "Baburao"
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      "remark": "MANUAL_IN_TASK"
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  "value": "Kanjur",
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  "label": false
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  "value": "",
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  "value": "",
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  "label": true
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"policeStation": {
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"value": "",
"label": false
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  "label": true
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  "value": "PIN - 400 078",
  "label": false
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  "key": "suburb",
  "value": "Bhandup (West)",
  "label": false
}
},
"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_"

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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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"general": {
  "ownership": {
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    "label": "Middle Class"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "Slum_Rehabilitation_Authority",
    "label": "Slum Rehabilitation Authority"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Slum Area ",
    "south": "Jamil Nagar Road ",
    "east": "Jeevan Anand CHSL"
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  "asPerDocumentAgreement": {
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    "south": "Details not available ",
    "east": "Details not available "
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      "east": "Flat No. 102",
      "south": "Marginal Space ",
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    },
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    "buses": {
      "title": "Buses"
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    },
    "taxies": {
      "title": "Taxies"
    },
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    "auto": {
      "title": "Auto"
    },
    },
    "privateCars": {
      "title": "Private Cars"
    }
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.S / PVT / 0122 /
20150526 / AP / S Dated 04.09.2023 issued by Slum\nRehabilitation Authority (SRA).\n",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of site visit, the builder is using Flat No. 103 as a stock room.",
  "depreciationPercentage": "",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {

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"propertyName": "Residential",
"rate": "125950",
"landRate": "60030",
"igrImage": "cases/66adedcaeeb9d855e4cee396/igr_1722919481667_Image.png",
"squareMeterGuideLineRate": "125950.00",
"squareFeetGuideLineRate": "11701.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "125950.00",
  "squareMeterGuideLineRate": "125950.00",
  "squareFeetGuideLineRate": "11701.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per SRA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open 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"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "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": {
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  "label": "Good"
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  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"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": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "1",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "7"
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"finalPlinthArea": {
  "area": "216.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1722937228168_Image.png",
    "routeLat": "19.147944",
    "routeLng": "72.925944",
    "stationName": "Bhandup",
    "routeDistance": "1.9 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
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    "id": "gvrfan",
    "name": "gvrfan",
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  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalelectricityDepositsRate": "0",
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"rateVerify": {
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"underConstruction": {
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    "status": false
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    "status": false
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    "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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  "status": true
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/66adedcaeeb9d855e4cee396/
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    "orientation": "portrait"
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externallmg_1722875218639_1722875116011_image_13.jpeg",
    "orientation": "portrait"
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externallmg_1722875217336_1722875116011_image_12.jpeg",
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"compositionImages": []
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      "ratePerUnit": "0.00",
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      "ratePerUnit": "0.00",
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      "quantity": "0.00",
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"ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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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"createCase": "false",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
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"status": true,
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"ownerName": "Ms. Akshaya Suresh Chandurkar & Ms. Aishwarya Suresh
Chandurkar",
"ownerPhoneNo": "9702373650",
"appAddress": "Flat no. 103, 1st Floor, Marathon Neoskies, Wing - B, Bhandup West ",
"remark": ""
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    "inputs": {
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      "from": {
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        "label": "Promoter"
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      "Promoter": "M/s. Suyog Developers",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Ms. Akshaya Suresh Chandurkar & Ms. Aishwarya Suresh Chandurkar",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "16342 / 2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "453755",
    "path": "cases/66adedcaeeb9d855e4cee396/
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    "fileName": "document_1722674495712_1722674400574_NEOSB103.pdf"
  },
  {
    "documentType": {
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    },
    "inputs": {
      "documentDate": "04/09/2023",
      "nameOfApprovingAuthority": {
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        "label": "Slum Rehabilitation Authority (SRA)"
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      "number": {
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        "label": "No"
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    }
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23105_Sale_Bldg0409202303APAB_Wing1st_to_7th9th_to_14th16th_to_22nd_Floor_P
lan.pdf",
"fileName": "document_1722674618260_1722674523105_Sale_Bldg0409202303A
PAB_Wing1st_to_7th9th_to_14th16th_to_22nd_Floor_Plan.pdf"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Slum Rehabilitation Authority (SRA)"
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    "number": {
      "value": "No",
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    }
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    "label": "Part Occupancy Certificate"
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  "number": {
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  "No": "S / PVT / 0122 / 20150526 / AP / S"
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"id": "369497",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Aug 06 2024 14:45:29 GMT+0530 (India Standard Time)"
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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": "No",
      "label": "No"
    },
    "No": "P51800018106"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/66adedcaeeb9d855e4cee396/
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Aug 06 2024 14:47:37 GMT+0530 (India Standard Time)"
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"createdBy": "60b7177d2ffdf65bcd65882a",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Aug 03 2024 14:13:54 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Ms. Akshaya Suresh Chandurkar & Ms. Aishwarya Suresh Chandurkar",
    "phone": "9702373650",
    "ownershipShare": "",
    "email": "",
    "id": "339721"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "523906",
    "name": "Kitchen",
    "length": "6.67",
    "length1": "6",
    "length2": "8",
    "width": "5.67",
    "width1": "5",
    "width2": "8",
    "totalArea": "37.78",
    "images": [],
    "extraAreas": [],
    "finalArea": "37.78"
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    "name": "Living Room",
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"width2": "11",
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"extraAreas": [],
"finalArea": "118.17"
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "25.00",
  "length1": "25",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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"externalReport": [],
"documentPerArea": [
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      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "squareMeterArea": "18.30",
    "totalAreaDocument": "197",
    "docBuiltupPercentage": "10",
    "docFinalBuiltUp": "216.70",
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"docFinalBuiltUpSquareMeter": "20.13",
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"squareMeterArea": "22.76",
"expectedRate": "22448.98",
"percentage": ""
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"builtUpArea": {
"area": "269.50",
"squareMeterArea": "25.04",
"expectedRate": "20408.16",
"percentage": "10"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"area": "245",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "5",
"source": "https://www.99acres.com/",
"expectedPrice": "5500000",
"expectedRate": "22448.98",
"builtUpExpectedRate": "20408.16",
"image": "cases/66adedcaeeb9d855e4cee396/
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"id": "612323"
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    "squareMeterArea": "30.01",
    "expectedRate": "23219.81",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "355.30",
    "squareMeterArea": "33.01",
    "expectedRate": "21108.92",
    "percentage": "10"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "areaType": "Carpet",
  "floor": "10",
  "source": "magic_bricks",
  "expectedPrice": "7500000",
  "expectedRate": "23219.81",
  "builtUpExpectedRate": "21108.92",
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indicator_1722919347151_Image.png",
  "squareMeter": "30.01",
  "id": "624510"
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  "carpetArea": {
    "area": "245.00",
    "squareMeterArea": "22.76",
    "expectedRate": "20816.33",
    "percentage": ""
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  "builtUpArea": {
    "area": "269.50",
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```
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    "percentage": "10"
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    "expectedRate": "0.00",
    "percentage": ""
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  "areaType": "Carpet",
  "floor": "17",
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  "expectedPrice": "5100000",
  "expectedRate": "20816.33",
  "builtUpExpectedRate": "18923.93",
  "image": "cases/66adedcaeeb9d855e4cee396/
indicator_1722919415454_Image.png",
  "squareMeter": "22.76",
  "id": "822166"
}
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"externalImages": [
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"value": "Retail",
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},
"fullAddress": "Residential Flat No. 103, 1st Floor, Wing - B, Marathon Neoskies, Opp.
Yashwant Chandji Sawant Vidyamandir, Utkarsh Nagar, Village - Kanjur, Bhandup
(West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 078, State -
Maharashtra, Country - India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
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"contactPersonName": "Mr. Vilas Otavkar",
"email": "",
"isExternal": "false",
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"relationWithOwner": "Site Person ",
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"finalAreaType": "Carpet Area",
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"landOtherRate": "19300",
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  "roadFacing": false,
  "mall": false
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"siteVisitDate": "2024-08-05",
"builtupPercentage": "10",
"carpetTotal": "180.95",
"extendOfSiteRemark": "\nAll the above areas are 9% of the Agreement for Sale Area.
The above calculations and detail measurements taken by us prove that the Agreement
for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for
Sale area",
"finalBuiltupArea": "199.04",
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"finalSalableArea": "218.95",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "\n",
"toBeAdded": "",
"briefDescOfProperty": "Living Room + Kitchen + Toilet",
"finalSaleablePercentage": "0",
"reportGeneratedDate": "Tue Aug 06 2024 14:30:20 GMT+0530 (India Standard Time)"
}
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Name	Length	Width	Total
Composition :			
Kitchen	6'8"	5'8"	37.78
Living Room	9'11"	11'11"	118.17
Toilet	25'00"	1'00"	25.00
Other Composition :			