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{
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    "RVDSValues": false,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Swarup",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b942312bd",
    "email": "1racpcghatkopar.sanctions@sbi.co.in",
    "mobileNo": "-",
    "workMobileNo": "8668951779",
    "lastName": " Shivane"
  },
  "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"
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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": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "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,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
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  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "lastName": "Patil",
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"mobileNo": "9769797568",
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  "lastName": "Kuperkar",
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  {
    "valuersRegistrationNumber": [
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    ]
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      "label": "Chartered Engineer"
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    "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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  "value": "BANK"
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  "longitude": "72.9379526542868"
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  "coordinates": [
    72.9379526542868,
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"siteVisit": {
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"address": {
  "state": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "value": "India",
    "label": false
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    "key": "village",
    "value": "Nahur",
    "label": true
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  "value": "Mumbai",
  "label": false
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
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  "key": "wing",
  "value": "",
  "label": true
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  "key": "projectName",
  "value": "Sheth Montana, Montana Phase - II",
  "label": false
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  "value": "",
  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "514 (Pt), 531 (Pt), 532 (Pt), 533 (Pt), 534 ",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "3203",
  "label": false
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  "key": "municipalityWardNo",
  "value": "T - Ward",
  "label": true
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "label": false
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  "key": "suburb",
  "value": "Mulund (West)",
  "label": false
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"flatSpecifications": {
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    "label": "Italian Marble Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder Coated Aluminium Sliding"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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    "label": "Joint Ownership"
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    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
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  "townplanApprovedByList": {
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    "value": "MCGM"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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"north": "Podium Parking",
"west": "Bhagwati Marg",
"south": "Marathon Ave Road",
"east": "Rosa Sheth Montana A & B Wing"
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"asPerDocumentAgreement": {
  "north": "Partly by the property belonging to M/s. National Schrader Scovil Duncan
Ltd. & partly by Survey No. 172A (Part)",
  "west": "by 36 Mts. wide proposed development plan road & the Tansa Water Pipe
Line / Plot B",
  "south": "by proposed 18.3 Wide development plan road as per sanctioned
development plan of MCGM",
  "east": "by public road known as Lal Bahadur Shastri Marg (Old Bombay Agra
Road)"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Flat No. 3204",
    "south": "Lift",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "east": "Flat No. 3204",
    "south": "Lift",
    "west": "Marginal Space"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "At the time of visit, Builder has not allowed for internal site
```

inspection, measurement and photographs of the property. Hence, our report is based on external visit & documents provided by bank only. As per Sale Plan attached to the agreement, the composition of Residential Flat will be 3 Bedrooms + Living Room + Kitchen + 3 Toilets.",

"dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. CHE / ES / 2119 / T / 337 (NEW) / OCC / 2 / New dated 21.03.2024 issued by Municipal Corporation of Greater Mumbai",

"approvePlanVerified": "N.A.",

"empanelledOfApprovePlan": "N.A.",

"unauthorizedConstruction": "",

"extraDetailOfBuilding": "",

"compoundWall": ""

},

"landAndBuildingDetails": {

"actualBuildingBoundaries": [],

"documentsBuildingBoundaries": []

},

"compositeRate": {

"remark": "At the time of visit, Builder has not allowed for internal site inspection, measurement and photographs of the property. The details about the work progress status has been provided by sales office person - Ms. Tejal - Mob. No. 8879619137",

"depreciationPercentage": "",

"depreciationRatioOfBuilding": "",

"salvageValue": "",

"depreciatedCostOfConstruction": "",

"depreciatedBuildingRate": ""

},

"igrRate": {

"propertyName": "Residential",

"rate": "144480",

"landRate": "65030",

"igrImage": "cases/66bc69dbda840b1214c728a2/igr\_1725360242174\_Image.png",

"squareMeterGuideLineRate": "173376.00",

"squareFeetGuideLineRate": "16107.00"

},

"igrFinalRate": {

"floorRatePercentage": "20",

"depreciationPercentage": "0",

"rate": "144480.00",

"squareMeterGuideLineRate": "173376.00",

"squareFeetGuideLineRate": "16107.00"

},

"outgoingDetail": {

"areaStatusList": {

"value": "Medium",

"label": "Medium"

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},
"propertyTypeOfUseList": {
  "label": "Residential Purpose",
  "value": "Residential_Purpose"
},
"propertyOccupiedByList": {
  "value": "Vacant",
  "label": "Vacant"
},
"monthlyRent": "90,000/- (Expected rental income per month)",
"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "External Site Visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  }
},
"anyFavouringForExtraPotentialValue": "Located in Developed Area",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Podium Parking",
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"constructionWorkStatus": {
  "label": "Completed",
  "value": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
},
"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Ground",
  "value": "ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "0",
"noOfPodium": "5",
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"noOfAmenityFloors": "1",
"noOfFloors": "39",
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"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66bc69dbda840b1214c728a2/
routeMap_1725360943179_Image.png",
    "routeLat": "19.170387",
    "routeLng": "72.936918",
    "stationName": "Mulund",
    "routeDistance": "3.2 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
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  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
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      "name": "geiw1l",
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routeMap_1725360901233_Image.png"
    }
  ],
  "valuation": {
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      "depreciationPercentage": ""
    }
  }
}
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"depreciatedCostOfConstruction": "",
"totalFairMarketValue": ""
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"showcasesRate": "0",
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"kitchenArrangementsQty": "0",
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    "status": true
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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    "status": false
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  "status": false
},
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "status": true
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},
"guidelineDetails": {
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  "selectedBuildUpValue": "1334.30",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "orientation": "portrait"
    }
  ]
}
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    "orientation": "portrait"
  }
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    "path": "cases/66bc69dbda840b1214c728a2/
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/66bc69dbda840b1214c728a2/
externallmg_1723833198625_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66bf9b96c884d112334a9632",
    "name": "externallmg_1723833178020_image.jpeg",
    "path": "cases/66bc69dbda840b1214c728a2/
externallmg_1723833178020_image.jpeg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
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},
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  "max": "27915.00"
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  "max": "0.00"
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    "isEditable": false
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    "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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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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"estimatedValue": "0.00",
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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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  "ratePerUnit": "0.00",
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  "isEditable": true
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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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"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
},
"createCase": "false",
"type": "CASE",
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"value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "1213.00",
"empanelmentNo": [
"SME/TCC/38/IBBI/3"
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Aniket Shrirang Bhosale & Sheetal Eknath Disale",
"ownerPhoneNo": "9967911163",
"appAddress": "Flat no. 3203, 32th Floor, Sierra, Sheth Montana, Mulund West ",
"remark": "",
"documents": [
{
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"documentType": {
  "value": "60af48bf2ffdf65bcd6585fa",
  "label": "Agreement for sale"
},
"inputs": {
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  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "Lohitka Properties LLP",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Aniket Shirang Bhosale & Sheetal Eknath Disale",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "15337/2024"
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"fileName":
"document_1723623808669_1723623806582_Racpc_GHatkopar_Aniket_Bhosale.pdf"
},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "18/05/2020",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "P51800014539"
  }
}
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    "uploadedBy": "627221f4afd7d55eddeddcb4",
    "createdAt": "Tue Sep 03 2024 16:59:14 GMT+0530 (India Standard Time)"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "23/11/2021",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "CHE / ES / 2119 / T / 337 (NEW) / FCC / 1 / Amend"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1725363008709_98723.pdf",
    "path": "cases/66bc69dbda840b1214c728a2/
document_1725363008709_98723.pdf",
    "id": "682828",
    "uploadedBy": "627221f4afd7d55eddeddcb4",
    "createdAt": "Tue Sep 03 2024 17:00:08 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "Occupancy Certificate"
    },
    "inputs": {
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
    },
  },
}
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      "label": "Document No"
    },
    "Document_No": "CHE / ES / 2119 / T / 337 (NEW) / OCC / 2 / New dated
21.03.2024"
  },
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  "displayStatus": true,
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  "path": "cases/66bc69dbda840b1214c728a2/
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  "id": "104559",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Sep 03 2024 17:00:36 GMT+0530 (India Standard Time)"
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"caseNumber": "010589",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "743627",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Aug 14 2024 13:54:59 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Aniket Shrirang Bhosale & Sheetal Eknath Disale",
    "phone": "9967911163",
    "ownershipShare": "",
    "email": "",
    "id": "249303"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    }
  }
]
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    },
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    "area": "1158",
    "providedByName": "Aniket Shrirang Bhosale And Sheetal Eknath Disale",
    "providedByContactNo": "9967911163"
  }
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "112.69",
    "totalAreaDocument": "1213",
    "docBuiltpupPercentage": "10",
    "docFinalBUILTUp": "1334.30",
    "docFinalBUILTUpSquareMeter": "123.96",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "226563"
  }
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"images": [],
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      "squareMeterArea": "90.77",
      "expectedRate": "29682.70",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1074.70",
      "squareMeterArea": "99.84",
      "expectedRate": "26984.27",
      "percentage": "10"
    }
  }
]
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"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": ""
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"area": "977",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "18",
"source": "https://www.99acres.com/",
"expectedPrice": "29000000",
"expectedRate": "29682.70",
"builtUpExpectedRate": "26984.27",
"image": "cases/66bc69dbda840b1214c728a2/
indicator_1725359348387_Image.png",
"squareMeter": "90.77",
"id": "770239"
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{
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    "squareMeterArea": "90.77",
    "expectedRate": "30706.24",
    "percentage": ""
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    "squareMeterArea": "99.84",
    "expectedRate": "27914.77",
    "percentage": "10"
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  "printlnReport": true,
  "_id": "66d6e8a1807b2347dd5a81d2",
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"floor": "32",
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"expectedPrice": "30000000",
"expectedRate": "30706.24",
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"squareMeter": "90.77",
"id": "667000"
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"area": "1213.00",
"squareMeterArea": "112.69",
"expectedRate": "27333.88",
"percentage": ""
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"builtUpArea": {
"area": "1334.30",
"squareMeterArea": "123.96",
"expectedRate": "24848.98",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"property": "Sheth Montana, Mulund West",
"area": "1213",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "36",
"source": "Index_no.2",
"expectedPrice": "33156000",
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    "expectedRate": "27333.88",
    "builtUpExpectedRate": "24848.98",
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    "squareMeter": "112.69",
    "id": "856610"
  },
  {
    "carpetArea": {
      "area": "1111.00",
      "squareMeterArea": "103.22",
      "expectedRate": "27857.79",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "113.54",
      "expectedRate": "25325.26",
      "percentage": "10"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
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    "property": "Sheth Montana, Mulund West",
    "area": "1111",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "26",
    "source": "Index_no.2",
    "expectedPrice": "30950000",
    "expectedRate": "27857.79",
    "builtUpExpectedRate": "25325.26",
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    "id": "374416"
  }
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"externallImages": [
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  "path": "cases/66bc69dbda840b1214c728a2/
externallmg_1723833168890_image.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66bf9b96c884d112334a9632",
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  "path": "cases/66bc69dbda840b1214c728a2/
externallmg_1723833178020_image.jpeg",
  "orientation": "portrait"
},
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  "path": "cases/66bc69dbda840b1214c728a2/
externallmg_1723833184996_image.jpeg",
  "orientation": "portrait"
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  "status": false,
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  "path": "cases/66bc69dbda840b1214c728a2/
externallmg_1723833189030_image.jpeg",
  "orientation": "portrait"
},
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  "_id": "66bf9b96c884d112334a9635",
  "name": "externallmg_1723833193050_image.jpeg",
  "path": "cases/66bc69dbda840b1214c728a2/
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Montana, Montana Phase - II, L. B. S. Marg, Village - Nahur, Municipality Ward No. T -
Ward, Mulund (West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN
Code - 400 080, State - Maharashtra, India",
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Other			
Composition :			
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