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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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    "label": "Non SARFAESI"
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "66c5d32a0f117327db738d76"
    },
    "firstName": "Rajesh",
    "type": "CREDITOFFICER",
    "_id": "66c5d357da840b1214caa442",
    "email": "cod.racprjt@sbi.co.in",
    "lastName": "Pujara",
    "mobileNo": "",
    "workMobileNo": "9825881900"
  },
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    "propertyValue": "",
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "email": "cod.racpcrjt@sbi.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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\nState: GUJRAT\nPincode - 360001"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
  "_id": "655da0ac5586e008159055e7",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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"shortName": "MBC",
"workWithDocumentMaker": "",
"profilePhoto": "users\\5ffe92d27737ca4d986b6453\
\profilePhoto_1622114310919_Manoj C.jpeg"
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"siteEngineer": {
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"_id": "648fcad91b499c2d52dc86f3",
"role": "SITEENGINEER",
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"lastName": "Hodekar",
"mobileNo": "8879011615",
"designation": "Site Engg",
"shortName": "Barkat",
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"rateVerifier": {
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"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
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  "firstName": "Vaishali",
  "lastName": "Sarmalkar",
  "shortName": "VS",
  "email": "v.sarmalkar@vastukala.org",
  "designation": "",
  "mobileNo": "9004437379",
  "role": "MAKER+CHECKER",
  "type": "EMPLOYEE",
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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": ""
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      "dateTime": "2024-08-23",
      "remark": ""
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      "dateTime": "2024-08-22",
      "remark": "MANUAL_IN_TASK"
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  "label": "3 BHK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "value": "Nahur",
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  "label": false
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  "label": true
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  "label": true
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  "value": "",
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  "value": "L. B. S. Road",
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  "value": "Tower - D",
  "label": true
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  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "400080",
  "label": false
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  "key": "suburb",
  "value": "Mulund (West)",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
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    "label": "External site visit only"
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    "label": "External site visit only"
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},
"populationGroupList": {
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"label": "Urban"
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"whetherCoveredUnderAnyState": {
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"west": "Internal Road",
"south": "Internal Road",
"east": "Tower - C, B & LBS Marg"
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"east": "Details not available"
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"east": "Details not available",
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"asPerDocument": {
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  "east": "Details not available",
  "south": "Details not available",
  "west": "Details not available"
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"isDisplay": false,
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per site information, the composition of Residential Flat is 3 Bedrooms + Living Room + Dining Room + Kitchen + 3 Toilets + Balcony Area.",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is available, we assumed that the construction is as per approved plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of visit, Builder has not allowed for Internal site inspection, measurement and Internal Photographs of the property. The details about the property has been provided by Relationship Manager - Charusheela (Contact No. 7045644596).",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": ""
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  "squareMeterGuideLineRate": "188508.00",
  "squareFeetGuideLineRate": "17513.00"
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"igrFinalRate": {
  "floorRatePercentage": "20",
  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "188508.00",
  "squareFeetGuideLineRate": "17513.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
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  "monthlyRent": "91,000/- Expected rental income per month",
  "assessmentNo": "Details not provided",
  "taxPaidHolderName": "Details not provided",
  "taxAmount": "Details not provided",
  "electricityServiceConnectionNo": "Details not provided",
  "meterCardHolderName": "Details not provided",
  "undividedAreaOfLandAsPerSaleDeed": "N.A.",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
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"marketability": {
  "marketabilityList": {
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    "label": "Average"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "N.A."
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  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with 1 (One) Car Parking Space (Configuration - Tandem)",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed"
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  "typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
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  "label": "Yes"
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"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": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "3",
"noOfPodium": "8",
"noOfAmenityFloors": "",
"noOfFloors": "62",
"flatFloorNo": "45",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "1200.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66c5d5eeda840b1214caa959/
routeMap_1724393725100_Image.png",
    "routeLat": "19.172546",
    "routeLng": "72.938263",
    "stationName": "Mulund",
    "routeDistance": "2.6 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "type": "Point"
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  "finallatLng": false
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"locationMapImg": [
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    "name": "vc159",
    "image": "cases/66c5d5eeda840b1214caa959/
routeMap_1724393621450_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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"othersRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
"finalValue": "36548500.00"
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"outward": {
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  "number": "2307816",
  "dayCount": "4",
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  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "percentage": "0.00",
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"isHideFloor": false,
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"window": {
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  "percentage": "0.00",
  "isHideFloor": false,
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"flooringTillingKitchenPlatform": {
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"label": "Flooring, Tiling, Kitchen Platform",
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"status": false
},
"passageStaircaseLobbyDevelopment": {
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"status": false
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
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"guidelineDetails": {
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  "selectedBuildUpValue": "1200.10",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
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    "status": false,
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externallmg_1724385649075_1724385645016_image_1.jpeg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "36664.00"
  },
  "builtUpRateRange": {
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    "max": "33331.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "quantity": "0.00",
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    "ratePerUnit": "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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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
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"quantity": "0.00",
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"status": 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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taskStatus": {
"SITE_INSPECTION": true,
"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": "true",
type": "CASE",
leadType": {
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isExternalReport": false,
isSiteMeasurementAllowed": false,
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"empanelmentNo": [
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"invoiceIds": [],
"paymentIds": [],
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"ownerPhoneNo": "9323776164",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "7045644596",
"contactPersonName": "Ms. Charusheela",
"purchaseValueAsPerDocument": "0",
"owners": [
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    "name": "Oberoi Realty Ltd.",
    "phone": "",
    "ownershipShare": "",
    "email": "",
    "id": "806592"
  }
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"caseReferredBy": "5ffe92d27737ca4d986b6453",
"relationWithOwner": "Relationship Manager",
"fullAddress": "Residential Flat No. 4503, 45th Floor, Wing - Tower - D, Eternia, Eternia Towers A to D, L. B. S. Road, Village - Nahur, Municipality Ward No. T - Ward, Mulund (West), Taluka - Kurla, District - Mumbai, 400080, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "value": "66c8209cc884d112334efa2b",
      "label": "Booking Form"
    },
    "inputs": {
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      "amount": "36221780",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      }
    },
    "Promoter": "Oberoi Realty Ltd.",
  }
]
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"to": {
  "value": "Allottee",
  "label": "Allottee"
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"Allottee": "Mr. Hemant Gulabchand Shah & Mrs. Chetana Hemant Shah"
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"displayStatus": true,
"id": "720691",
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"fileName":
"document_1724241258751_D5A007ADD4874333A0634E87CA5B6A4F_1.pdf"
},
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    "label": "RERA Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51800006141"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1724391925019_RERA.pdf",
  "path": "cases/66c5d5eeda840b1214caa959/
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  "id": "782380",
  "uploadedBy": "64cde526dc9f3034f3fefa49",
  "createdAt": "Fri Aug 23 2024 11:28:49 GMT+0530 (India Standard Time)"
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
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"documentDate": "23/01/2023",
"nameOfApprovingAuthority": {
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  "label": "Municipal Corporation of Greater Mumbai"
},
"remark": "For Residential Building No. 1, Tower – A i.e. Basement B1, B2, B3 +
Ground (Part) + 1st Floor (Part) Parking + 2nd to 51st Upper Floors, Tower – B i.e.
Basement B1, B2, B3 + Ground (Part) + 1st Floor (Part) Parking + 2nd to 48th Upper
Floors, Tower – C i.e. Basement B1, B2 + Ground(Part) + 1st Floor (Part) + 2nd Floor
Parking + 3rd to 51st Upper Floors, Tower – D i.e. Basement B1 + Ground(Part) + 1st
Floor (Part) Parking + 2nd to 3rd Floors Parking + 4th to 48th Upper Floors along with
Club House, Swimming Pool including Fire Check Floors",
"number": {
  "value": "No",
  "label": "No"
},
"No": "CE/4853/BPES/AT/OCC/1/New"
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/66c5d5eeda840b1214caa959/document_1724392246312_OC.pdf",
"id": "597715",
"uploadedBy": "64cde526dc9f3034f3fefa49",
"createdAt": "Fri Aug 23 2024 11:28:49 GMT+0530 (India Standard Time)"
},
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "25/03/2022",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE/4853/BPES/AT/FCC/6/Amend"
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"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1724392305728_CC.pdf",
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"uploadedBy": "64cde526dc9f3034f3fefa49",
"createdAt": "Fri Aug 23 2024 11:28:49 GMT+0530 (India Standard Time)"
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"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "Mr. Hemant Gulabchand Shah & Mrs. Chetana Hemant
Shah",
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "010730",
"createdBy": "6006d4ce5080a310ac1fdfc2",
"caseHistory": [
  {
    "id": "733851",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Wed Aug 21 2024 17:26:30 GMT+0530 (India Standard Time)"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Hemant Gulabchand Shah & Mrs. Chetana Hemant Shah",
    "phone": "9323776164",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "66c8209cc884d112334efa2b",
      "label": "Booking Form"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "101.36",
"totalAreaDocument": "1091",
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"docFinalBuiltpUp": "1200.10",
"docFinalBuiltpUpSquareMeter": "111.49",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "303512"
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"images": [],
"indicatorArr": [
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"area": "1091.00",
"squareMeterArea": "101.36",
"expectedRate": "32564.36",
"percentage": ""
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"builtUpArea": {
"area": "1200.10",
"squareMeterArea": "111.49",
"expectedRate": "29603.97",
"percentage": "10"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
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"property": "Residential Flat",
"area": "1091",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "35527720",
"expectedRate": "32564.36",
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"builtUpExpectedRate": "29603.97",
"image": "cases/66c5d5eeda840b1214caa959/
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"squareMeter": "101.36",
"id": "892931"
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"carpetArea": {
"area": "1091.00",
"squareMeterArea": "101.36",
"expectedRate": "32844.43",
"percentage": ""
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"builtUpArea": {
"area": "1200.10",
"squareMeterArea": "111.49",
"expectedRate": "29858.57",
"percentage": "10"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"area": "1091",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "35833275",
"expectedRate": "32844.43",
"builtUpExpectedRate": "29858.57",
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"id": "639590"
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"carpetArea": {
"area": "1091.00",
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"squareMeterArea": "101.36",
"expectedRate": "36663.61",
"percentage": ""
},
"builtUpArea": {
  "area": "1200.10",
  "squareMeterArea": "111.49",
  "expectedRate": "33330.56",
  "percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
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"property": "Residential Flat",
"area": "1091",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "40000000",
"expectedRate": "36663.61",
"builtUpExpectedRate": "33330.56",
"image": "cases/66c5d5eeda840b1214caa959/
indicator_1724392477618_Image.png",
"squareMeter": "101.36",
"id": "488264"
},
{
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    "squareMeterArea": "101.36",
    "expectedRate": "36663.61",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "111.49",
    "expectedRate": "33330.56",
    "percentage": "10"
  }
}
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},
"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
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"area": "1091",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "40000000",
"expectedRate": "36663.61",
"builtUpExpectedRate": "33330.56",
"image": "cases/66c5d5eeda840b1214caa959/
indicator_1724392489887_Image.png",
"squareMeter": "101.36",
"id": "983770"
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"externalImages": [
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externalImg_1724385648764_1724385645016_image_0.jpeg",
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  },
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66c80973da840b1214cb9023",
    "name": "externallmg_1724385650230_1724385645016_image_3.jpeg",
    "path": "cases/66c5d5eeda840b1214caa959/
externallmg_1724385650230_1724385645016_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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externallmg_1724385650820_1724385645016_image_4.jpeg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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    "name": "externallmg_1724385651062_1724385645016_image_5.jpeg",
    "path": "cases/66c5d5eeda840b1214caa959/
externallmg_1724385651062_1724385645016_image_5.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "66c809470f117327db747bb6",
    "name": "externallmg_1724385606796_1724385603404_image_0.jpeg",
    "path": "cases/66c5d5eeda840b1214caa959/
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    "orientation": "portrait"
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  },
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processingDocuments/1724392653590_CC.pdf",
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Other			
Composition :			