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{
  "typeOfReport": {
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  "leadFrom": {
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    },
    "firstName": "Uttam",
    "type": "CREDITOFFICER",
    "_id": "64cb5e480faf29427aca80c8",
    "lastName": "Sanap",
    "mobileNo": "02225009143",
    "workMobileNo": "7028022330",
    "email": "racpc.ghatkopar@sbi.co.in"
  },
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "name": "State Bank of India",
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  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b7f7",
  "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",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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  "siteEngineer": {
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    "mobileNo": "9987305468",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
    "shortName": "SH",
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"firstName": "Prajakta",
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{
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"label": "Wealth Tax"
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  "label": false
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  "value": "",
  "label": false
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  "value": "C",
  "label": true
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  "label": true
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  "label": false
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  "label": false
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  "key": "suburb",
  "value": "Chembur (East)",
  "label": false
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    "label": "R. C. C. Slab"
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  "label": "External site visit only"
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"fittings": {
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"finishing": {
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  "label": "External site visit only"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "east": "Details not available"
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      "south": "External Site Visit Only",
      "west": "External Site Visit Only"
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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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  "whichTheLocalityIsServed": {
    "buses": {
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    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "As per request from State Bank of India, RACPC
  Ghatkopar Branch, our engineer visited the property but\ninternal visit was not allowed
  hence the report is based on external visit & documents provided by bank to us.\n",
  "dateOfIssusApprovePlan": "Copy of Full Occupancy Certificate Document No. CE /
  439 / BPES / Govt. / L dated 29.08.2009 issued by Municipal Corporation of Greater
  Mumbai",
  "approvePlanVerified": "N.A.",

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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": " As per request from State Bank of India, RACPC Ghatkopar Branch, our engineer visited the property but internal visit was not allowed hence the report is based on external visit & documents provided by bank to us.\n",
  "depreciationPercentage": "22.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "27325",
  "depreciatedBuildingRate": "2325"
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"igrRate": {
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  "rate": "92440",
  "landRate": "38940",
  "igrImage": "cases/66d05fb6da840b1214cfebc0/igr_1727428248805_Image.png",
  "squareMeterGuideLineRate": "92440.00",
  "squareFeetGuideLineRate": "8588.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "85",
  "rate": "7842.00",
  "squareFeetGuideLineRate": "7842.00",
  "squareMeterGuideLineRate": "84415.00"
},
"outgoingDetail": {
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    "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": "External Site Visit Only"
  }
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"monthlyRent": "35,000/- (Expected rental income per month)",
"assessmentNo": "Details not available",
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"taxAmount": "Details not available",
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"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"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt + Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2009",
  "fullDate": "1/1/2009"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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routeMap_1727431446198_Image.png",
    "routeLat": "19.064553",
    "routeLng": "72.889361",
    "stationName": "Tilak Nagar",
    "routeDistance": "220 Mt.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
    "id": "8ejlb",
    "name": "8ejlb",
    "image": "cases/66d05fb6da840b1214cfebc0/
routeMap_1727431221066_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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},
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"totalkitchenArrangementsRate": "0",
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"totalothersRate": "0",
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"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
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},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  }
},
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"rccPlinth": {
  "label": "RCC Plinth",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
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"externalBrickWork": {
  "label": "External Brick Work",
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  "status": false
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"internalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "isHideFloor": false,
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"door": {
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"electrificationPlumbingSanitaryInstallation": {
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  "status": false
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"liftInstallation": {
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  "status": false
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
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"workCompleted": {
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"floorsCompleted": "",
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"guidelineDetails": {
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"orientation": "portrait"
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"orientation": "portrait"
}
]
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    "path": "cases/66d05fb6da840b1214cfebc0/
externallmg_1727245217532_1727245211955_image_1.jpeg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "24200.00",
    "max": "28897.00"
  },
  "builtUpRateRange": {
    "min": "20167.00",
    "max": "24081.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "isEditable": false
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    "status": true,
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  },
}
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "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
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
}
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Kalindi Deepak Jore & Mr. Deepak Maruti Jore",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 104, 1st Floor, Wing - C, Building no. 9C, Heramb CHS,
Chembur East ",
"remark": "NPA account ",
"documents": [
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    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Sanjay Trambakrao Salunkhe",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mrs. Kalindi Deepak Jore & Mr. Deepak Maruti Jore",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "5499/2020"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "445526",
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"fileName":
"document_1726919537334_PROPERTY_DOC_OF_KALINDI_JORE.pdf"
},
{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CE / 439 / BPES / Govt. / L dated 29.08.2009"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/66d05fb6da840b1214cfebc0/
document_1727433489319_201124.pdf",
  "id": "444211",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Fri Sep 27 2024 16:08:09 GMT+0530 (India Standard Time)"
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],
"caseNumber": "010922",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "509773",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Aug 29 2024 17:17:02 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Kalindi Deepak Jore & Mr. Deepak Maruti Jore",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "159955"
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}
],
"proposePurchasers": [],
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "234663",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "572",
    "squareMeterArea": "53.14",
    "docFinalBuiltUp": "686.4",
    "docFinalBuiltUpSquareMeter": "63.768",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
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      "squareMeterArea": "53.05",
      "expectedRate": "27145.36",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "685.20",
      "squareMeterArea": "63.66",
      "expectedRate": "22621.13",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
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"percentage": ""
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"printlnReport": true,
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"area": "571",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "7",
"source": "https://www.99acres.com/",
"expectedPrice": "15500000",
"expectedRate": "27145.36",
"builtUpExpectedRate": "22621.13",
"image": "cases/66d05fb6da840b1214cfebc0/
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"squareMeter": "53.05",
"id": "872625"
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"carpetArea": {
"area": "571.00",
"squareMeterArea": "53.05",
"expectedRate": "28896.67",
"percentage": ""
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"builtUpArea": {
"area": "685.20",
"squareMeterArea": "63.66",
"expectedRate": "24080.56",
"percentage": "20"
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"area": "",
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"expectedRate": "0.00",
"percentage": ""
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"property": "Kamgar Nagar, Kurla East",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Middle",
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"expectedPrice": "16500000",
"expectedRate": "28896.67",
"builtUpExpectedRate": "24080.56",
"image": "cases/66d05fb6da840b1214cfebc0/
indicator_1727427504441_Image.png",
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"id": "736338"
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{
  "carpetArea": {
    "area": "577.00",
    "squareMeterArea": "53.61",
    "expectedRate": "27729.64",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "692.40",
    "squareMeterArea": "64.33",
    "expectedRate": "23108.03",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "areaType": "Carpet",
  "floor": "Middle",
  "source": "Nobroker.com",
  "expectedPrice": "16000000",
  "expectedRate": "27729.64",
  "builtUpExpectedRate": "23108.03",
  "image": "cases/66d05fb6da840b1214cfebc0/
indicator_1727427566006_Image.png",
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{
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  "builtUpArea": {
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    "percentage": "20"
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  "saleableArea": {
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  "areaType": "Carpet",
  "floor": "1",
  "source": "Index_no.2",
  "expectedPrice": "14000000",
  "expectedRate": "24518.39",
  "builtUpExpectedRate": "20431.99",
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  "squareMeter": "53.05",
  "id": "617788"
},
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    "squareMeterArea": "46.45",
    "expectedRate": "24200.00",
    "percentage": ""
  }
}
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      "squareMeterArea": "0.00",
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "6",
    "source": "Index_no.2",
    "expectedPrice": "12100000",
    "expectedRate": "24200.00",
    "builtUpExpectedRate": "20166.67",
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    "squareMeter": "46.45",
    "id": "188525"
  }
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    "status": false,
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    "orientation": "portrait"
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  {
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    "status": false,
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66f3aba60e53f82b0c5f7011",
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    "path": "cases/66d05fb6da840b1214cfebc0/
externallmg_1727245218880_1727245211955_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66f3aba60e53f82b0c5f7012",
    "name": "externallmg_1727245220226_1727245211955_image_3.jpeg",
    "path": "cases/66d05fb6da840b1214cfebc0/
externallmg_1727245220226_1727245211955_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66f3aba60e53f82b0c5f7013",
    "name": "externallmg_1727245221284_1727245211955_image_4.jpeg",
    "path": "cases/66d05fb6da840b1214cfebc0/
externallmg_1727245221284_1727245211955_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "name": "externallmg_1727245221916_1727245211955_image_5.jpeg",
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    "orientation": "portrait"
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    "type": "MEASUREMENT_IMAGE",
    "status": false,
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    "name": "externallmg_1727245195600_1727245193412_image_0.jpeg",
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    "path": "cases/66d05fb6da840b1214cfebc0/
externallmg_1727245195600_1727245193412_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
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    "path": "cases/66d05fb6da840b1214cfebc0/
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    "orientation": "portrait"
  }
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"processingDocuments": [
  {
    "originalname": "24000.pdf",
    "filename": "1727428302362_24000.pdf",
    "path": "cases/66d05fb6da840b1214cfebc0/
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    "size": "151908",
    "createdAt": "Fri Sep 27 2024 14:41:42 GMT+0530 (India Standard Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
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    "filename": "1727428302383_1692950654535_Calculation_1.xlsx",
    "path": "cases/66d05fb6da840b1214cfebc0/
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    "uploadedBy": "60f915d3f3dd69653a592199"
  },
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    "filename": "1727428302557_igr_4542.pdf",
    "path": "cases/66d05fb6da840b1214cfebc0/
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    "size": "151191",
    "createdAt": "Fri Sep 27 2024 14:41:42 GMT+0530 (India Standard Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
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  {
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    "filename": "1727428302581_igr_25392.pdf",
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  }
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"remarks": [
  {
    "createdBy": {
      "_id": "60f915d3f3dd69653a592199",
      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Shobha",
      "lastName": "Kuperkar",
      "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "66f3e5777d6d262b2ba852ef",
    "note": "Rate verification done, pending for bank confirmation",
    "taskId": "66eeaf0abdd9ce4dabcfe49d",
    "createdAt": "2024-09-25T10:27:03.641Z"
  }
],
"createdAt": "2024-08-29T11:47:02.117Z",
"updatedAt": "2024-09-27T11:45:02.154Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 104, 1st Floor, Building No 9, Wing - C, Herumb Co-
op. Hsg. Soc. Ltd., New Mhada Vasahat, Sahkar Nagar, Kamgar Nagar, Village -
Chembur, Municipality Ward No. M - Ward, Chembur (East), Taluka - Kurla, District -
Mumbai Suburban District, Mumbai, PIN Code - 400 071, State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "No Person",
"email": "",
"isExternal": "false",
"isUrgent": "false",
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"ownershipShare": "",
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"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 572.00",
"flatRate": "28000",
"landOtherRate": "25000",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
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"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "leasePremium": "",
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    "leaseFrom": "",
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"extendOfSiteRemark": "",
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"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
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"toBeAdded": "",
"reportGeneratedDate": "Fri Sep 27 2024 15:06:12 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-09-25"

}

Name	Length	Width	Total
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Composition :

Other

Composition :
