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  "toAssess": {
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    "firstName": "Rajesh",
    "type": "CREDITOFFICER",
    "_id": "653de381d6fbd83553d3f51a",
    "lastName": "KUMAR",
    "mobileNo": "",
    "workMobileNo": "7892953881",
    "email": "1coorddesk.rasmechby@sbi.co.in"
  },
  "fees": {
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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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  "branchCode": "000286",
  "type": "BRANCH",
  "name": "RASMECCC Bhayandar",
  "email": "Coorddesk.rasmecbhy@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "RASMECCC Bhayandar Branch Unit No. 101, 102, 103B, 1st Floor, IT
Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, Opp. Maxus Mall, Bhayander
(West), Thane – 401 101, State – Maharashtra, Country – India.",
  "ledgerName": "",
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  "email": "amitsalvi2909@gmail.com",
  "lastName": "Salvi",
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  "firstName": "Krishna",
  "email": "krishnagawade9@gmail.com",
  "lastName": "Gawde",
  "mobileNo": "9821646373",
  "designation": "Site Engg",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
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  "_id": "5ffe92d27737ca4d986b6453",
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  "firstName": "Manoj",
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  "lastName": "Chalikwar",
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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    "label": "R.C.C. slab"
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Joint Ownership"
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  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "east": "Abhinandan Building"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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  "unitBoundaries": {
    "asPerActual": {
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      "east": "Marginal Space",
      "south": "Flat No. 1304",
      "west": "Flat No. 1302"
    }
  }
}
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    "taxies": {
      "title": "Taxies"
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    "auto": {
      "title": "Auto"
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    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed  
that the construction is as per Sanctioned Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "documentsBuildingBoundaries": []
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  "rate": "94500",
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  "squareMeterGuideLineRate": "103950.00",
  "squareFeetGuideLineRate": "9657.00"
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"igrFinalRate": {
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  "depreciationPercentage": "94",
  "rate": "9281.00",
  "squareFeetGuideLineRate": "9281.00",
  "squareMeterGuideLineRate": "99897.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Vacant flat in normal condition"
},
"marketability": {
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"siteMeasurement": {
  "roof": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2018",
    "fullDate": "1/1/2018"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "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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"value": "Good",
"label": "Good"
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"materialUsedList": {
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"label": "Standard"
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"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
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"label": "Designed as per I.S. codes"
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"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "0",
"label": "No"
},
"appearanceOfTheBuilding": {
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},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceIssues": {
"value": "0",
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "18",
"flatFloorNo": "13",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "271.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1725857647436_Image.png",
    "routeLat": "19.275167",
    "routeLng": "72.871694",
    "stationName": "Mira Road",
    "routeDistance": "2.3 km.",
    "routeStation": {
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      "label": "Railway Station"
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  "type": "Point"
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    "id": "2v8uq8",
    "name": "2v8uq8",
    "image": "cases/66d9accc954d5581a5a3c764/
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  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "superfineFinishRate": "0",
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  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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"potentialValueQty": "0",
"potentialValueRate": "0",
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"othersQty": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
"finalValue": "3339150.00"
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"outward": {
  "status": true,
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  "date": "Fri Sep 13 2024 18:28:47 GMT+0530 (India Standard Time)",
  "number": "2308167",
  "dayCount": "20",
  "monthCount": "173",
  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
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    "status": true
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
}
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"externalBrickWork": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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"externalPainting": {
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  "label": "Electrification, Plumbing, Sanitary Installation",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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    "label": "Work Completed (%)",
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    "status": true
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  "selectedBuildUpValue": "271.20",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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mage_20240906_at_173925.jpeg",
      "path": "cases/66d9accc954d5581a5a3c764/externallmg_1725857160726_externa
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    }
  ],
  "selfieWithSiteVisitImages": [
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      "name": "externallmg_1725860075383_1.jpg",
      "path": "cases/66d9accc954d5581a5a3c764/externallmg_1725860075383_1.jpg",
      "orientation": "portrait"
    }
  ],
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mage_20240906_at_173926.jpeg",
      "path": "cases/66d9accc954d5581a5a3c764/externallmg_1725857160728_externa
llmg_1725625344559_WhatsApp_Image_20240906_at_173926.jpeg",
      "orientation": "portrait"
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    {
      "status": false,
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "_id": "66de7d8982c5810dfb19411d",
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    "name": "Kitchen",
    "path": "cases/66d9accc954d5581a5a3c764/externallmg_1725857160730_externa
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    "orientation": "portrait"
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  {
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    "name": "Kitchen",
    "path": "cases/66d9accc954d5581a5a3c764/externallmg_1725857160748_externa
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    "name": "Kitchen",
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    "orientation": "portrait"
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"min": "12390.00",
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    "status": true,
    "isEditable": false
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    "isEditable": true
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    "status": true,
    "isEditable": true
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"title": "Superfine finish",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"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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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "226.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66d9accc954d5581a5a3c764",
"ownerName": "Mr. Harshad Purshottamdas Joshi",
"ownerPhoneNo": "9892232877",
"appAddress": "FLAT NO 1303 BLDG NO E-8 DREAM TOWER CHS LTD BLDG NO
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E-8 E-9 NEW MHADA COMPLEX POONAM ESTATE CLUSTER 2 NEAR SHANTI GARDEN MIRA ROAD EAST THANE ",

"remark": "Ashish Bhabad 7709815152",

"documents": [

{

"documentType": {

"value": "60af48bf2ffdf65bcd6585fa",

"label": "Agreement for sale"

},

"inputs": {

"documentDate": "29/08/2024",

"from": {

"value": "Transferor",

"label": "Transferor"

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"Transferor": "Mr. Yogesh Chandrakant Bane & Mrs. Yogita Yogesh Bane",

"to": {

"value": "Transferee",

"label": "Transferee"

},

"Transferee": "Mr. Harshad Purshottamdas Joshi & Mrs. Kumud Harshad Joshi",

"number": {

"value": "Registration\_No",

"label": "Registration No"

},

"Registration\_No": "15680-2024"

},

"isHardCopy": false,

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"id": "464318",

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document\_1725541518657\_1725541515483\_HARSHAD\_AGREEMENT.pdf",

"fileName":

"document\_1725541518657\_1725541515483\_HARSHAD\_AGREEMENT.pdf"

},

{

"documentType": {

"value": "60ae125eaa6d152c1801b353",

"label": "Maintenance Bill"

},

"inputs": {

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"remark": " in the name of Yogesh Chandrakant for Flat No. E-8-1303 issued by Dream Tower Co-op. Hsg. Soc. Ltd.",

"number": {

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  "Document_No": " B/SB/001217/24-25"
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"isHardCopy": false,
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"id": "123395",
"path": "cases/66d9accc954d5581a5a3c764/
document_1725860641076_Maintenance_Bill.pdf",
"fileName": "document_1725860641076_Maintenance_Bill.pdf"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "remark": " bearing Nos. 961 to 970 having 10 Shares of Rs. 50/- each dated
15/08/2022 in the name of Mr. Yogesh Chandrakant Bane & Smt. Yogita Yogesh Bane
issued by Dream Tower Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 097"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "533586",
  "path": "cases/66d9accc954d5581a5a3c764/
document_1725860870183_Share_Certificate.pdf",
  "fileName": "document_1725860870183_Share_Certificate.pdf"
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{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "19/03/2017",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
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    "label": "No"
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  "No": " MNP/NR/5236/2017-18"
},
"isHardCopy": false,
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"id": "241247",
"path": "cases/66d9accc954d5581a5a3c764/document_1725861059321_OC.pdf",
"fileName": "document_1725861059321_OC.pdf"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "11/08/2010",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " M.B./MNP/NR/1867/2010/11"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/66d9accc954d5581a5a3c764/document_1725861112055_CC.pdf",
"fileName": "document_1725861112055_CC.pdf"
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{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fb",
    "label": "Title Investigation Report"
  },
  "inputs": {
    "remark": " Ref. No. UC/SBI-LSR/Bhayandar (RACPC)/09/07/2024 dated
10/09/2024 in th ename of Mr. Harshad Purshottamdas Joshi and Mrs. Kumud harshad
Joshi issued by Umekar & Co. , Advocate & Legal Consultant"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "747229",
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  "fileName": "document_1726230293705_Harshad_purshottmda_LSR.pdf"
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],
"caseNumber": "011079",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "297531",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Sep 05 2024 18:36:20 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Harshad Purshottamdas Joshi",
    "phone": "9892232877",
    "ownershipShare": "",
    "email": "",
    "id": "175519"
  },
  {
    "name": "Mrs. Kumud Harshad Joshi",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "811363"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "label": "Square Feet"
    },
    "id": "5",
    "name": "Kitchen",
    "length": "8.67",
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    "length2": "8",
    "width": "6.75",
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"width2": "9",
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"images": [],
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"extraAreas": []
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.83",
  "length1": "3",
  "length2": "10",
  "width": "3.42",
  "width1": "3",
  "width2": "5",
  "totalArea": "13.10",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.10"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "4.83",
  "length1": "4",
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  "width": "3.33",
  "width1": "3",
  "width2": "4",
  "totalArea": "16.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.11"
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  "measurementType": {
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    "label": "Square Feet"
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}
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    "length2": "11",
    "width": "3.25",
    "width1": "3",
    "width2": "3",
    "totalArea": "12.73",
    "images": [],
    "extraAreas": [],
    "finalArea": "12.73"
  },
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "name": "Living Room",
    "length": "13.92",
    "length1": "13",
    "length2": "11",
    "width": "9.08",
    "width1": "9",
    "width2": "1",
    "totalArea": "126.41",
    "images": [],
    "finalArea": "126.41",
    "extraAreas": []
  }
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },
  {
    "id": "469606",
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"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "226",
"squareMeterArea": "21",
"docFinalBuiltUp": "271.2",
"docFinalBuiltUpSquareMeter": "25.2",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "262.00",
"squareMeterArea": "24.34",
"expectedRate": "14503.82",
"percentage": ""
},
"builtUpArea": {
"area": "314.40",
"squareMeterArea": "29.21",
"expectedRate": "12086.51",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"property": "Residential Flat",
"area": "262",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "3800000",
"expectedRate": "14503.82",
"builtUpExpectedRate": "12086.51",
"image": "cases/66d9accc954d5581a5a3c764/
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"squareMeter": "24.34",
"id": "635979"
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    "squareMeterArea": "41.81",
    "expectedRate": "16000.00",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "50.17",
    "expectedRate": "13333.33",
    "percentage": "20"
  },
  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
  },
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  "area": "450",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "7200000",
  "expectedRate": "16000.00",
  "builtUpExpectedRate": "13333.33",
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indicator_1726228950810_Image.png",
  "squareMeter": "41.81",
  "id": "918722"
},
{
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    "squareMeterArea": "21.00",
    "expectedRate": "12389.38",
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```

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    "expectedRate": "11615.04",
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processingDocuments/1725861290593_Sale_Ded_2024.pdf",
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"__v": 0,
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 1303, 13th Floor, Building No E-8, Dream Tower
Co-op. Hsg. Soc. Ltd., Building No. E8 to E9, New Mhada Complex, Opp. Poonam
Estate Cluster 2, Near Shanti Garden, Village - Penkarpada, Taluka - Thane, District -
Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India",
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
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"relationWithOwner": "Employee of Owner",
"siteVisitContactNo": "9892608296",
"reportGeneratedDate": "Fri Sep 13 2024 09:56:15 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-09-06",
"briefDescOfProperty": "Living Room + Kitchen + Passage + Bathroom + WC",
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"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
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"finalCarpetArea": "226.85",
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"landOtherRate": "12500",
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  "mall": false
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    "leaseFrom": "",
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    "leaseDate": ""
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"otherCompositionSaleableTotal": "0.00"
}

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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Kitchen	8'8"	6'9"	58.50
Passage	3'10"	3'5"	13.10
Bathroom	4'10"	3'4"	16.11
WC	3'11"	3'3"	12.73
Living Room	13'11"	9'1"	126.41

Other  
Composition :

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