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    "firstName": "Khushboo",
    "type": "CREDITOFFICER",
    "_id": "668f6ec03704d60337fb288f",
    "email": "khush.chaturvedi45@ssl.co.in",
    "lastName": "Chaturvedi",
    "mobileNo": "",
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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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  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "mobileNo": "9833016592",
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  "lastName": "Hodekar",
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  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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  },
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    "east": "Citadelle Apartment "
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    "south": "Details not available ",
    "east": "Details not available "
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      "west": "Marginal Space "
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  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "",
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that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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Balcony Area) is more than Carpet area 475.00 Sq. Ft. mentioned in the documents
provided to us. We have considered area mentioned in the documents for valuation.",
  "depreciationPercentage": "78",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "20016",
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},
"igrFinalRate": {
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  "depreciationPercentage": "48",
  "rate": "8989.00",
  "squareFeetGuideLineRate": "8989.00",
  "squareMeterGuideLineRate": "96762.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "Mr. Siddharth Gaur",
  "maintenanceOfFlat": "Good "
},
"marketability": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"label": "R. C. C. Slab"
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  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
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  "label": "Yes"
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"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1972",
  "fullDate": "1/1/1972"
},
"planningArea": {
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  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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  "label": "Yes"
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  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
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"estimatedAge": "8",
"ageOfBuilding": "52",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "1",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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    "routeLat": "19.084556",
    "routeLng": "72.888111",
    "stationName": "Ghatkopar ",
    "routeDistance": "2.7 Km. ",
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      "label": "Metro Station"
    }
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  }
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
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  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
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  "date": "Thu Sep 19 2024 12:33:28 GMT+0530 (India Standard Time)",
  "number": "2308231",
  "dayCount": "5",
  "monthCount": "237",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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    "floorsCompleted": "",
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"isHideFloor": false,
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"externalPlastering": {
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  "status": false
},
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  "label": "Window",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
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"label": "External Painting",
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"floorsCompleted": "",
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"isHideFloor": false,
"status": false
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"isHideFloor": false,
"status": false
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"floorsCompleted": "",
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"percentage": "0.00",
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      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
    },
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      "orientation": "portrait"
    },
    {
      "status": false,
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      "path": "cases/66e2e4f58e4fd6c8ff59ccb5/externallmg_1726458089759_1726458083736_image_5.jpeg",
      "orientation": "portrait"
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}
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/66e2e4f58e4fd6c8ff59ccb5/
externallmg_1726458088045_1726458083736_image_1.jpeg",
    "orientation": "portrait"
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    "orientation": "landscape"
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    "name": "externallmg_1726458064680_1726458055425_image_11.jpeg",
    "path": "cases/66e2e4f58e4fd6c8ff59ccb5/
externallmg_1726458064680_1726458055425_image_11.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e7a8d1107b3378fb9de162",
    "name": "externallmg_1726458060549_1726458055425_image_2.jpeg",
    "path": "cases/66e2e4f58e4fd6c8ff59ccb5/
externallmg_1726458060549_1726458055425_image_2.jpeg",
    "orientation": "landscape"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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},
"builtUpRateRange": {
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  "max": "0.00"
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "isEditable": true
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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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```
"title": "Superfine finish",
"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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
}
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},
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  "ratePerUnit": "",
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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"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "475.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66e2e4f58e4fd6c8ff59ccb5",
"ownerName": "Ms. Arlene Anthony D'souza ",
"ownerPhoneNo": "9899925439",
"appAddress": "A6, Cynara chs Ltd, Garden Rose colony, , LBS Marg, Kurla, Mumbai
400070",
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"remark": "",
"documents": [
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      "label": "Deed of Release"
    },
    "inputs": {
      "documentDate": "24/11/2021",
      "from": {
        "value": "Releasers",
        "label": "Releasers"
      },
      "Releasers": "Mrs. Tressie Anthony D'souza, Mrs. Bernadine Maria Fernandes
(nee Ms. Bernadine Maria D'souza), Mr. Derek John D'souza & Mrs. Anita Joau Frank
(nee Ms. Anita Joan D'souza)",
      "to": {
        "value": "Releasee",
        "label": "Releasee"
      },
      "Releasee": "Ms. Arlene Anthony D'souza "
    },
    "isHardCopy": true,
    "displayStatus": false,
    "id": "313744",
    "path": "cases/66e2e4f58e4fd6c8ff59ccb5/document_document_undefined",
    "fileName": "document_document_undefined"
  },
  {
    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "remark": " made in the year 2024",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Ms. Arlene Anthony D'souza ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Shubham Gour"
    },
  },
]
```

```

    "isHardCopy": false,
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    "fileName": "document_1726723158726_Draft__Agreement.pdf"
  },
  {
    "documentType": {
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      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "08/09/1972",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "CE / 297 / BSAS / AL"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "642028",
    "path": "cases/66e2e4f58e4fd6c8ff59ccb5/document_1726723328221_243757.pdf",
    "fileName": "document_1726723328221_243757.pdf"
  }
],
"caseNumber": "011183",
"createdBy": "63fda584ce84bf289baadaf6",
"caseHistory": [
  {
    "id": "772246",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Sep 12 2024 18:26:20 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Ms. Arlene Anthony D'souza ",
    "phone": "9899925439",
    "ownershipShare": "",

```

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"email": "",
  "id": "922223"
},
],
"proposePurchasers": [
  {
    "name": "Mr. Shubham Gour"
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "639378",
    "name": "Living Room",
    "length": "19.58",
    "length1": "19",
    "length2": "7",
    "width": "10.17",
    "width1": "10",
    "width2": "2",
    "totalArea": "199.10",
    "images": [],
    "extraAreas": [],
    "finalArea": "199.10"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "13.42",
    "length1": "13",
    "length2": "5",
    "width": "6.42",
    "width1": "6",
    "width2": "5",
    "totalArea": "86.09",
    "images": [],
    "extraAreas": [],
    "finalArea": "86.09"
  }
]
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},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "14.67",
  "length1": "14",
  "length2": "8",
  "width": "11.92",
  "width1": "11",
  "width2": "11",
  "totalArea": "174.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "174.78"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Passage",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "24.50",
  "images": [],
  "extraAreas": [
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        "value": "Square_Feet",
        "label": "Square Feet"
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      "name": "Extra ",
      "extraAreaType": "Add",
      "length": "11.00",
      "length1": "11",
      "length2": "00",
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    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "11.00"
  }
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"finalArea": "35.5"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
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  "width1": "7",
  "width2": "2",
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  "images": [],
  "extraAreas": [],
  "finalArea": "43.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1260aa6d152c1801b35f",
      "label": "Deed of Release"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "703750",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "475",
    "squareMeterArea": "44.13",
    "docFinalBuiltUp": "570.00",
    "docFinalBuiltUpSquareMeter": "52.95",
    "docBuiltupPercentage": "20",
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"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
}
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"images": [],
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"carpetArea": {
"area": "302.50",
"squareMeterArea": "28.10",
"expectedRate": "18181.82",
"percentage": ""
},
"builtUpArea": {
"area": "363.00",
"squareMeterArea": "33.72",
"expectedRate": "15151.52",
"percentage": "20"
},
"saleableArea": {
"area": "0",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "66ea5748a1f1577e0b2686be",
"property": "Flat",
"area": "363",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "5500000",
"expectedRate": "18181.82",
"builtUpExpectedRate": "5500000",
"image": "cases/66e2e4f58e4fd6c8ff59ccb5/indicator_1726633524615_Image.png",
"squareMeter": "33.72",
"id": "946511"
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"carpetArea": {
"area": "430.00",
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"squareMeterArea": "39.95",
"expectedRate": "23255.81",
"percentage": ""
},
"builtUpArea": {
  "area": "516.00",
  "squareMeterArea": "47.94",
  "expectedRate": "19379.84",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
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"property": "Flat",
"area": "430",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "10000000",
"expectedRate": "23255.81",
"builtUpExpectedRate": "19379.84",
"image": "cases/66e2e4f58e4fd6c8ff59ccb5/indicator_1726633551781_Image.png",
"squareMeter": "39.95",
"id": "371070"
},
{
  "carpetArea": {
    "area": "385.00",
    "squareMeterArea": "35.77",
    "expectedRate": "22077.92",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "462.00",
    "squareMeterArea": "42.92",
    "expectedRate": "18398.27",
    "percentage": "20"
  },
}
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"saleableArea": {
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  "squareMeterArea": "0.00",
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  "percentage": ""
},
"printlnReport": true,
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"property": "Flat",
"area": "385",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "8500000",
"expectedRate": "22077.92",
"builtUpExpectedRate": "18398.27",
"image": "cases/66e2e4f58e4fd6c8ff59ccb5/indicator_1726633590143_Image.png",
"squareMeter": "35.77",
"id": "370514"
}
],
"externalImages": [
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66e7a8d1107b3378fb9de160",
  "name": "externalimg_1726458059083_1726458055425_image_0.jpeg",
  "path": "cases/66e2e4f58e4fd6c8ff59ccb5/
externalimg_1726458059083_1726458055425_image_0.jpeg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "path": "cases/66e2e4f58e4fd6c8ff59ccb5/
externalimg_1726458059803_1726458055425_image_1.jpeg",
  "orientation": "portrait"
},
{
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  "status": false,
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"orientation": "portrait"
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"__v": 0,
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"updatedAt": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "63fda584ce84bf289baadaf6",
"contactPersonName": "Mr. Siddharth Gaur ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Shubham Gour",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant ",
"siteVisitContactNo": "8368637615",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Deed of Release",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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"builtupPercentage": "10",
"carpetTotal": "538.47",
"extendOfSiteRemark": "",
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"finalCarpetArea": "538.47",
"finalSalableArea": "651.55",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "",
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"finalSaleablePercentage": "0",
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"reportGeneratedDate": "Thu Sep 19 2024 10:38:43 GMT+0530 (India Standard Time)"
}

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Name	Length	Width	Total
Composition :			
Living Room	19'7"	10'2"	199.10
Kitchen	13'5"	6'5"	86.09

Bedroom	14'8"	11'11"	174.78
Passage	7'00"	3'6"	24.50
Toilet	6'00"	7'2"	43.00
Other Composition :			