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{
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    "RVDSValues": true,
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  "toAssess": {
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    "firstName": "Ravindra Sir",
    "type": "CREDITOFFICER",
    "_id": "635f732fe363ef22db2f1c80",
    "lastName": "sir",
    "mobileNo": "",
    "email": "1sbi.14677@sbi.co.in",
    "workMobileNo": "7738642220"
  },
  "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"
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  "name": "HLC CBD Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
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  "address": "State Bank of India ,Home Loan Centre, Belapur , Tower No 4, 5th floor ,
CBD Belapur Railway station Complex , CBD Belapur - 400614",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
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  "lastName": "Kasare",
  "mobileNo": "9167204055",
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  "workWithDocumentMaker": "",
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  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
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  "designation": "",
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  "lastName": "Kuperkar",
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    "lastName": "Chalikwar",
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  "label": false
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  "value": "",
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    "label": "Vitrified Tile Flooring"
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    "label": "Powder coated Aluminum sliding windows"
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"whetherCoveredUnderAnyState": {
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"north": "Open Plot",
"west": "Open Plot",
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"east": "Keshav Kunj CHS & Radha Krishna Society"
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"west": "Prop. 11.00 Mtrs. Wide Road",
"south": "Plot No. 124",
"east": "Future Development"
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"south": "Passage & Flat No. 202",
"west": "Marginal Space"
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"asPerDocument": {
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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OC / Case No. B - 7759 / 8008/ 2014 dated 07.07.2014 issued by Navi Mumbai
Municipal Corporation",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.\n",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "As per site measurement, the carpet area of the property is 367.00 Sq. ft.
but as per agreement, the Carpet area of the property is 296.00 sq. ft. Hence to give
proper weightage to the value of the property, Higher rate i.e. `19,500.00 per Sq. ft. is
considered",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "19125",
  "depreciatedBuildingRate": "2125"
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  "rate": "90400",
  "landRate": "26700",
  "igrImage": "cases/66ee56a0364a0f4dac1353c7/igr_1727081121625_Image.png",
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"squareFeetGuideLineRate": "8398.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "7807.00",
  "squareMeterGuideLineRate": "84030.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "15000/- Present rental income per month",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per NMMC norms",
  "tenantName": "Dr. Sudhanshu",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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  },
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"partitions": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2014",
  "fullDate": "1/1/2014"
},
"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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"qualityOfConstruction": {
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"materialUsedList": {
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"buildingSpecification": {
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"structuralSafety": {
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "value": "1",
  "label": "Yes"
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"groundStilt": {
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"label": "Stilt"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "50",
"ageOfBuilding": "10",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeLat": "19.130526",
"routeLng": "72.999257",
"stationName": "Rabale",
"routeDistance": "850 Mt.",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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"distressValuePercentage": "80",
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},
"outward": {
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},
"rateVerify": {
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    "isHideFloor": false,
    "status": true
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    "status": false
  },
  "fullBuildingRcc": {
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    "status": false
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  "externalBrickWork": {
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"isHideFloor": false,
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "isHideFloor": false,
  "status": false
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  "status": false
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"externalPainting": {
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"label": "Lift Installation",
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"status": false
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"selectedBuildUpValue": "355.20",
"selectedBuildUpMeasurementType": "Sq. Ft."
}
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      "orientation": "portrait"
    }
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      "path": "cases/66ee56a0364a0f4dac1353c7/
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66ee56a0364a0f4dac1353c7/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66ee56a0364a0f4dac1353c7/
externallmg_r_1727082307907_WhatsApp_Image_20240923_at_23150_PM_3.jpeg",
    "orientation": "portrait"
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"max": "17758.00"
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"builtUpRateRange": {
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  "max": "14798.00"
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"saleableRateRange": {
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  "max": "0.00"
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"detailsOfValuation": {
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    "status": true,
    "isEditable": false
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    "isEditable": true
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    "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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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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"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66ee56a0364a0f4dac1353c7",
"ownerName": "Mr. Vishal Ramesh Sanas & Mrs. Sunita Ramesh Sanas",
"ownerPhoneNo": "9762656530",
"appAddress": "flat no 201 2nd floor Shree Hari Apt t CHL Ltd plot no 125 sector no
21 Ghansoli ",
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"remark": "SSL Dnyandeo shingade \n7208202828",
"documents": [
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "09/08/2024",
      "from": {
        "value": "The_Assignor",
        "label": "The Assignor"
      },
      "The_Assignor": "Mrs. Minaxi Ramniklal Panchal ",
      "to": {
        "value": "The_Assignee",
        "label": "The Assignee"
      },
      "The_Assignee": "Mr. Vishal Ramesh Sanas & Mrs. Sunita Ramesh Sanas",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "19031/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "fileName": "document_1726895653846_1726895651192_Vishal_Ramesh_Sanas__sbi_Racpc_Belapur.pdf"
  },
  {
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      "label": "Commencement Certificate"
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    "inputs": {
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        "label": "Navi Mumbai Municipal Corporation."
      },
      "number": {
        "value": "Document_No",
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  },
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},
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"createdAt": "Mon Sep 23 2024 15:23:02 GMT+0530 (India Standard Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "NRV / OC / Case No. B - 7759 / 8008/ 2014 dated 07.07.2014"
},
"isHardCopy": false,
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"id": "391499",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Mon Sep 23 2024 15:23:56 GMT+0530 (India Standard Time)"
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"caseNumber": "011365",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
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    "id": "710244",
    "title": "Create Lead",
    "description": "Create Lead",
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"datetime": "Sat Sep 21 2024 10:46:16 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mr. Vishal Ramesh Sanas & Mrs. Sunita Ramesh Sanas",
  "phone": "9762656530",
  "ownershipShare": "",
  "email": "",
  "id": "833695"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "374622",
  "name": "Living Room",
  "length": "11.50",
  "length1": "11",
  "length2": "6",
  "width": "13.58",
  "width1": "13",
  "width2": "7",
  "totalArea": "156.21",
  "images": [],
  "extraAreas": [],
  "finalArea": "156.21"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "11.58",
  "width1": "11",
  "width2": "7",
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"id": "4",
"name": "WC",
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"length1": "3",
"length2": "00",
"width": "4.00",
"width1": "4",
"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "12.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Bathroom",
  "length": "4.00",
  "length1": "4",
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  "width": "4.00",
  "width1": "4",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "16.00"
}
],
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"externalReport": [],
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  {
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      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
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    },
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    "squareMeterArea": "27.50",
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"totalAreaDocument": "296",
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"docFinalBuiltpUpSquareMeter": "33.00",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "921350"
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"images": [],
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"carpetArea": {
"area": "410.00",
"squareMeterArea": "38.09",
"expectedRate": "16585.37",
"percentage": ""
},
"builtUpArea": {
"area": "492.00",
"squareMeterArea": "45.71",
"expectedRate": "13821.14",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Sai Darshan, Sector 21 Ghansoli",
"area": "410",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "2",
"source": "https://www.99acres.com/",
"expectedPrice": "6800000",
"expectedRate": "16585.37",
"builtUpExpectedRate": "13821.14",
"image": "cases/66ee56a0364a0f4dac1353c7/
indicator_1727080838278_Image.png",
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"squareMeter": "38.09",
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    "expectedRate": "17757.01",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "47.72",
    "expectedRate": "14797.51",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "428",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "2",
  "source": "magic_bricks",
  "expectedPrice": "7600000",
  "expectedRate": "17757.01",
  "builtUpExpectedRate": "14797.51",
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  "id": "543092"
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    "squareMeterArea": "41.81",
    "expectedRate": "16000.00",
    "percentage": ""
  },
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},
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  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
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"property": "Payal Pride, Ghansoli Sector 21",
"area": "450",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "Middle",
"source": "Nobroker.com",
"expectedPrice": "7200000",
"expectedRate": "16000.00",
"builtUpExpectedRate": "13333.33",
"image": "cases/66ee56a0364a0f4dac1353c7/
indicator_1727080940827_Image.png",
"squareMeter": "41.81",
"id": "352272"
},
{
  "carpetArea": {
    "area": "350.00",
    "squareMeterArea": "32.52",
    "expectedRate": "17500.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "420.00",
    "squareMeterArea": "39.02",
    "expectedRate": "14583.33",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
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"percentage": ""
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"area": "350",
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"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "1",
"source": "Index_no.2",
"expectedPrice": "6125000",
"expectedRate": "17500.00",
"builtUpExpectedRate": "14583.33",
"image": "cases/66ee56a0364a0f4dac1353c7/
indicator_1727080995271_Image.png",
"squareMeter": "32.52",
"id": "910935"
},
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"carpetArea": {
"area": "365.00",
"squareMeterArea": "33.91",
"expectedRate": "16438.36",
"percentage": ""
},
"builtUpArea": {
"area": "438.00",
"squareMeterArea": "40.69",
"expectedRate": "13698.63",
"percentage": "20"
},
"saleableArea": {
"area": "",
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"expectedRate": "0.00",
"percentage": ""
},
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"area": "365",
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Navi Mumbai, PIN Code - 400 701, State - Maharashtra, India",
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	11'6"	13'7"	156.21
Bedroom	9'5"	11'7"	109.08
Kitchen	8'00"	8'00"	64.00
Passage	2'4"	4'1"	9.53
WC	3'00"	4'00"	12.00
Bathroom	4'00"	4'00"	16.00
Other Composition :			