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{
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    "RVDSValues": false,
    "proportionateValue": false
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  "toAssess": {
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    "firstName": "Swarup",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b942312bd",
    "email": "1racpcghatkopar.sanctions@sbi.co.in",
    "mobileNo": "-",
    "workMobileNo": "8668951779",
    "lastName": " Shivane"
  },
  "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": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "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\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "value": "Residential"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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"email": "pradnya@vastukala.org",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "label": "Chartered Engineer"
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  "fatherName": "Baburao"
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      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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  "value": "",
  "label": true
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  "value": "Mumbai Suburban ",
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  "label": true
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  "key": "newSurveyNumber",
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  "key": "SRO",
  "value": "",
  "label": false
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  "label": false
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  "value": "Bhandup (West)",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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    "label": "Aluminium Sliding Windows with window grills"
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  }
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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      "east": "Lift",
      "south": "Marginal Space ",
      "west": "Flat No. 902"
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    "asPerDocument": {
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"apfDetails": {
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
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  "depreciatedBuildingRate": "2730"
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"igrRate": {
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"propertyName": "Residential",
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"igrImage": "cases/67120d4bfd439c34722c07ff/igr_1729489979430_Image.png",
"squareMeterGuideLineRate": "140343.00",
"squareFeetGuideLineRate": "13038.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "94",
  "rate": "12574.00",
  "squareFeetGuideLineRate": "12574.00",
  "squareMeterGuideLineRate": "135341.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "26,000/- Present rental income per month",
  "assessmentNo": "SX0705570310032",
  "taxPaidHolderName": "Mr. Kesarinath Atmaram Bhoir",
  "taxAmount": "Rs. 10808/-",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM noms",
  "tenantName": "Mr. Harshit Shahi<br />Occupied Since - Last 2 Years ",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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  "negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Open / Covered Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "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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"label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
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  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "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",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "18",
"flatFloorNo": "9",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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routeMap_1729493316982_Image.png",
    "routeLat": "19.152239",
    "routeLng": "72.934359",
    "stationName": "Bhandup",
    "routeDistance": "1.9 Km. ",
    "routeStation": {
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    }
  }
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"type": "Point"
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  "finallatlng": false
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    "name": "2bnl4",
    "image": "cases/67120d4bfd439c34722c07ff/
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  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsQty": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
"finalValue": "13498050.00"
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"outward": {
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  "number": "2308729",
  "dayCount": "10",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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},
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"label": "Window",
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"status": false
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"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
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  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
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  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
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  "status": false
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
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      "orientation": "landscape"
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    {
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      "path": "cases/67120d4bfd439c34722c07ff/externallmg_1729448906600_1729448901648_image_3.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "67154bcf853e2039d846b3d5",
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      "path": "cases/67120d4bfd439c34722c07ff/externallmg_1729448907990_1729448901648_image_6.jpeg",
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    "orientation": "portrait"
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    "path": "cases/67120d4bfd439c34722c07ff/
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67154bcf853e2039d846b3dd",
    "name": "externallmg_1729448910968_1729448901648_image_14.jpeg",
    "path": "cases/67120d4bfd439c34722c07ff/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67154bcf853e2039d846b3de",
    "name": "externallmg_1729448911226_1729448901648_image_15.jpeg",
    "path": "cases/67120d4bfd439c34722c07ff/
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    "orientation": "portrait"
  },
  {
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    "_id": "67154bfc726e053a21c042b2",
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externallmg_1729448954779_1729448946265_image_6.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "67154bfc726e053a21c042b5",
    "name": "externallmg_1729448953825_1729448946265_image_4.jpeg",
    "path": "cases/67120d4bfd439c34722c07ff/
externallmg_1729448953825_1729448946265_image_4.jpeg",
    "orientation": "portrait"
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    "name":
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    "path": "cases/67120d4bfd439c34722c07ff/
externallmg_1729505363595_WhatsApp_Image_20241021_at_153714.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "19577.00",
    "max": "26169.00"
  },
  "builtUpRateRange": {
    "min": "16314.00",
    "max": "21807.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
}
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
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    "estimatedValue": "0.00",
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    "isEditable": false
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
  },
  "interiorDecorations": {
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"ratePerUnit": "0.00",
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"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",
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  "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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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "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": "535.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"_id": "67120d4bfd439c34722c07ff",
"ownerName": "Mr. Kesarinath Atmaram Bhoir ",
"ownerPhoneNo": "9892784788",
"appAddress": "Flat no. 901, 9th Floor, Marshal Srishti, Bhandup West ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "inputs": {
      "documentDate": "04/11/2015",
      "from": {
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    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "M/s. Marshal Corporation ",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mr. Kesarinath Atmaram Bhoir ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "10523 / 2015"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/67120d4bfd439c34722c07ff/
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"fileName":
"document_1729236213429_1729236211981_Racpc_GhatkoparKesarinath_Bhoir.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "24/01/2018",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / ES / 0719 / S / 337 (New)"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1729490854190_764387.pdf",
  "path": "cases/67120d4bfd439c34722c07ff/
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  "id": "137288",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Oct 21 2024 11:37:34 GMT+0530 (India Standard Time)"
},
{
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "12/03/2014",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 211 / BPES / AS"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1729491015114_Agreement.pdf",
"path": "cases/67120d4bfd439c34722c07ff/
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"id": "109034",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Oct 21 2024 11:40:15 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Society Share Certificate"
  },
  "inputs": {
    "documentDate": "02/05/2019",
    "remark": " issued by Marshal Srishti Co-Op. Hsg. Soc. Ltd",
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    }
  },
  "Allottee": "Mr. Kesarinath Atmaram Bhoir ",
  "number": {
    "value": "No",
    "label": "No"
  }
},
}
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    "No": "32"
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  "fileName": "document_1729491115470_1105225.pdf"
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  "documentType": {
    "value": "60ae126aaa6d152c1801b38b",
    "label": "Property Tax Bill"
  },
  "inputs": {
    "documentDate": "26/02/2024",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Mr. Kesarinath Atmaram Bhoir",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SX0705570310032"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1729491509243_868206.pdf",
  "path": "cases/67120d4bfd439c34722c07ff/
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  "id": "873009",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Oct 21 2024 11:48:29 GMT+0530 (India Standard Time)"
},
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  "documentType": {
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    "label": "Society Maintenance Bill"
  },
  "inputs": {
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    "documentDate": "01/10/2024",
    "remark": " in the name of Mr. Kesarinath Atmaram Bhoir issued by Marshal
Srishti Co-Op. Hsg. Soc. Ltd\n",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "452"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "524275",
  "path": "cases/67120d4bfd439c34722c07ff/
document_1729491586541_860682.pdf",
  "fileName": "document_1729491586541_860682.pdf"
}
],
"caseNumber": "011881",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "393722",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 18 2024 12:54:59 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Kesarinath Atmaram Bhoir ",
    "phone": "9892784788",
    "ownershipShare": "",
    "email": "",
    "id": "665118"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "249674",
    "name": "Living Room",
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"length": "15.75",
"length1": "15",
"length2": "9",
"width": "10.00",
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"width2": "00",
"totalArea": "157.50",
"images": [],
"extraAreas": [],
"finalArea": "157.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "9.58",
  "width1": "9",
  "width2": "7",
  "totalArea": "115.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "115.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "13.92",
  "length1": "13",
  "length2": "11",
  "width": "9.17",
  "width1": "9",
  "width2": "2",
  "totalArea": "127.57",
  "images": [],
  "extraAreas": [],
  "finalArea": "127.57"
```



```
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "6.67",
  "length1": "6",
  "length2": "8",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "4.42",
  "length1": "4",
  "length2": "5",
  "width": "6.42",
  "width1": "6",
  "width2": "5",
  "totalArea": "28.34",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.34"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "3.42",
  "length1": "3",
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"length2": "5",
"width": "3.42",
"width1": "3",
"width2": "5",
"totalArea": "11.67",
"images": [],
"extraAreas": [],
"finalArea": "11.67"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Kitchen",
  "length": "9.25",
  "length1": "9",
  "length2": "3",
  "width": "7.25",
  "width1": "7",
  "width2": "3",
  "totalArea": "67.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "67.06"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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Ltd., Aatmaram Bhoir Marg, Off. Gaondevi Road, Devipada, Village - Bhandup,
Bhandup (West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 078, State -
Maharashtra, Country - India",
"updatedBy": "60f915d3f3dd69653a592199",
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"email": "",
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"reportGeneratedDate": "Mon Oct 21 2024 11:27:40 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-10-19"
}

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Name	Length	Width	Total
Composition :			
Living Room	15'9"	10'00"	157.50
Bedroom	12'00"	9'7"	115.00
Bedroom	13'11"	9'2"	127.57
Toilet	6'8"	3'9"	25.00
Toilet	4'5"	6'5"	28.34
Passage	3'5"	3'5"	11.67
Kitchen	9'3"	7'3"	67.06
Other Composition :			