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{
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    },
    "firstName": "Rupesh",
    "type": "CREDITOFFICER",
    "_id": "658679075b664a64c315b2b3",
    "lastName": "Juvekar",
    "mobileNo": "",
    "workMobileNo": "8169226574",
    "email": "sbi.08586@sbi.co.in"
  },
  "fees": {
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "Madam Cama Road Branch Mumbai",
  "email": "sbi.30203@sbi.co.in",
  "mobileNo": "1800 4253800",
  "alternateMobileNo": "",
  "address": "Ground Floor State Bank Annexe Madam Kama Road, Nariman Point,
Mumbai, Maharashtra 400021",
  "ledgerName": "",
  "fax": "",
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  "lastName": "Patel",
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  "firstName": "Abhiraj",
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  "mobileNo": "8369839430",
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  "firstName": "Shobha",
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  "lastName": "Kuperkar",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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"fatherName": "Baburao"
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"marketAnalysisAndRemark": {
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  "underConstruction": false
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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 Tile Flooring"
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Pune Metropolitan Reginal Development Authority"
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    "label": "No"
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    "south": "Open Plot",
    "east": "Internal Road & PWC Cricket Ground"
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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      "south": "Flat No. 1103",
      "west": "Tower No. 18-A"
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    "asPerDocument": {
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  }
}
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    "taxies": {
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    "auto": {
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    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "As per Approved Plan, the composition of Residential Flat is 4 Bedrooms + Living / Dining + Kitchen +4 Toilets + Wash Area + Sit Out Area + Enclosed Balcony Area. ",
  "dateOfIssusApprovePlan": "Copy of Approved Plan Document No. BMU / C.R. No. 771 / 19 - 20 / Mouza - Bhugaon / S. No. / G. No. CTS No. 274 / 1 & Others dated 03.02.2020 issued by Pune Metropolitan Regional Development Authority",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "As per Approved Plan, the total Carpet Area is 1480.00 Sq. Ft. But as per Memorandum of Understanding, Total Carpet area is 1870.00 Sq. Ft. Hence, for the purpose of valuation, we have considered lower side area i.e. 1480.00 Sq. Ft. as per Approved Building Plan.",
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  "salvageValue": "",

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  "landRate": "13320",
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  "squareMeterGuideLineRate": "43263.00",
  "squareFeetGuideLineRate": "4019.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "39330.00",
  "squareMeterGuideLineRate": "43263.00",
  "squareFeetGuideLineRate": "4019.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per PMRDA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"anyFavouringForExtraPotentialValue": "Located in Developed Area",
"negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with 2 Car Parking Spaces bearing No. SSC-04, CP - 03",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "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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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceIssues": {
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "Lower_Ground+_Upper_Ground_Floor",
  "label": "Lower Ground + Upper Ground Floor"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
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"noOfAmenityFloors": "",
"noOfFloors": "12",
"flatFloorNo": "11",
"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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    "routeLng": "73.752022",
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    "routeDistance": "15.9 Km.",
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      "label": "Railway Station"
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  }
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  "finallatLng": false
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    "id": "bgllsl",
    "name": "bgllsl",
    "image": "cases/67121da9477b35348d3f402a/
routeMap_1730188159982_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "superfineFinishQty": "0",
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  "number": "2308905",
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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    "status": false
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  "label": "Door",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
  }
}
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    "orientation": "landscape"
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    "status": false,
    "_id": "67188f26772666934f231cc2",
    "name":
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    "path": "cases/67121da9477b35348d3f402a/
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    "orientation": "landscape"
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    "name":
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    "path": "cases/67121da9477b35348d3f402a/
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  "path": "cases/67121da9477b35348d3f402a/
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  "orientation": "landscape"
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  "status": false,
  "_id": "67188f3e0385619362308677",
  "name":
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  "path": "cases/67121da9477b35348d3f402a/
externallmg_1729662782371_WhatsApp_Image_20241023_at_111208.jpeg",
  "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "13037.00"
  },
  "builtUpRateRange": {
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    "max": "11852.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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  }
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  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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"COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "1480.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "67121da9477b35348d3f402a",
"ownerName": "Mr. Shreerang Mohan Vaidya & Mrs. Shweta Shreerang Vaidya ",
"ownerPhoneNo": "7620770264",
"appAddress": "1101\nSky songbirds No 18 A Co op Housing society \nMunsi \nPune",
"remark": "",
"documents": [
  {
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      "label": "Memorandum of Understanding"
    },
    "inputs": {
      "documentDate": "05/10/2024",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Shreerang Mohan Vaidya & Mrs. Shweta Shreerang Vaidya",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mrs. Meenakshi Dhananjay Keskar & Mr. Dhananjay Gajanan Keskar"
    }
  }
],
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},
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    "label": "Seller\\\'s Agreement for Sale"
  },
  "inputs": {
    "documentDate": "26/03/2021",
    "from": {
      "value": "Promoter",
      "label": "Promoter"
    },
    "Promoter": "M/s. Enerrgia Skyi Developers",
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Mr. Shreerang M. Vaidya & Mrs. Shweta Shreerang Vaidya"
  },
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  "displayStatus": true,
  "id": "283714",
  "path": "cases/67121da9477b35348d3f402a/
document_1729240472551_1729240468263_Meenakshi_Keskar.pdf",
  "fileName": "document_1729240472551_1729240468263_Meenakshi_Keskar.pdf"
},
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Pune_Metropolitan_Reginal_Development_Authority",
      "label": "Pune Metropolitan Reginal Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  }
}
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    },
    "Document_No": "BMU / C.R. No. 771 / 19 - 20 Mauje Bhugaon / S. R. No. CTS
No. 274/1 & other "
  },
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  "displayStatus": true,
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  "path": "cases/67121da9477b35348d3f402a/
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  "id": "533464",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Oct 29 2024 08:37:15 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Pune_Metropolitan_Reginal_Development_Authority",
      "label": "Pune Metropolitan Reginal Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
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771 / 19 - 20 / 7814"
},
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  "displayStatus": true,
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  "path": "cases/67121da9477b35348d3f402a/
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  "id": "217633",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Oct 29 2024 08:41:26 GMT+0000 (Coordinated Universal Time)"
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"caseHistory": [
  {
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Fri Oct 18 2024 14:04:49 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Shreerang Mohan Vaidya & Mrs. Shweta Shreerang Vaidya ",
"phone": "7620770264",
"ownershipShare": "",
"email": "",
"id": "379801"
}
],
"proposePurchasers": [
{
"name": "Mrs. Meenakshi Dhananjay Keskar & Mr. Dhananjay Gajanan Keskar"
}
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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"typeOfDocument": {
"value": "60ae1277aa6d152c1801b3cc",
"label": "Approved Building Plan"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "137.50",
"totalAreaDocument": "1480",
"docBUILTUPPercentage": "10",
"docFinalBUILTUP": "1628.00",
"docFinalBUILTUPSquareMeter": "151.25",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "909203"
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"images": [],
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"indicatorArr": [
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    "carpetArea": {
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      "squareMeterArea": "110.46",
      "expectedRate": "13036.16",
      "percentage": ""
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    "builtUpArea": {
      "area": "1307.90",
      "squareMeterArea": "121.51",
      "expectedRate": "11851.06",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
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    "area": "1189",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "Higher",
    "source": "https://www.99acres.com/",
    "expectedPrice": "15500000",
    "expectedRate": "13036.16",
    "builtUpExpectedRate": "11851.06",
    "image": "cases/67121da9477b35348d3f402a/
indicator_1730183781911_Image.png",
    "squareMeter": "110.46",
    "id": "880065"
  },
  {
    "carpetArea": {
      "area": "429.00",
      "squareMeterArea": "39.86",
      "expectedRate": "11655.01",
      "percentage": ""
    },
    "builtUpArea": {
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"area": "471.90",
"squareMeterArea": "43.84",
"expectedRate": "10595.47",
"percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
"_id": "67208579b0d38719f5b0ef79",
"property": "Sky Songbirds, Pune",
"area": "429",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "1",
"source": "magic_bricks",
"expectedPrice": "5000000",
"expectedRate": "11655.01",
"builtUpExpectedRate": "10595.47",
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"squareMeter": "39.86",
"id": "861270"
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    "squareMeterArea": "177.91",
    "expectedRate": "12010.44",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "2106.50",
    "squareMeterArea": "195.70",
    "expectedRate": "10918.59",
    "percentage": "10"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
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Songbirds Building No. 18 Co-op. Hsg. Soc. Ltd. , Village - Bhugaon, Taluka - Mulshi,
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Gajanan Keskar",
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Name	Length	Width	Total
Composition :			
Other Composition :			