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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
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  "creditOfficer": {
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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"
},
"client": {
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  "type": "BANK",
  "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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  "branchCode": "000064",
  "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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  "label": "Land & Building / Immovable Property"
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  "label": "Residential",
  "value": "Residential"
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"staff": {
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  "_id": "60b7177d2ffdf65bcd65882a",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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"siteEngineer": {
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  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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"mobileNo": "9769797568",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  },
  "type": "EMPLOYEE",
  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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  ],
  {

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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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  "value": "BANK"
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  "visitedDate": [
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      "remark": ""
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      "dateTime": "2024-11-04",
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  "rateMax": "25000",
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    "Value": "Carpet",
    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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    "key": "village",
    "value": "Kanjur",
    "label": true
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    "label": true
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    "label": true
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  "city": {
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "projectName",
  "value": "Runwal Forests Towers 5, 6 & 7 Co-op. Hsg. Soc. Ltd.",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "name": "New/Current Survey No.",
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  "value": "",
  "label": true
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602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607-1-31 & 607D",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "2502",
  "label": false
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  "key": "municipalityWardNo",
  "value": "S - Ward",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "Bhandup (West)",
  "label": false
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"flatSpecifications": {
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    "value": "rcc_Slab"
  },
  "flooring": {
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    "value": "VerifiedTileFlooring"
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},
}
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"doors": {
  "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
  "label": "Teak Wood Door frame with Solid flush door"
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"windows": {
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  "label": "Powder coated Aluminum sliding windows"
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"fittings": {
  "label": "Concealed Plumbing with Conduit & Concealed Electrical wiring",
  "value": "Concealed_Plumbing_with_Conduit_&_Concealed_Electrical_wiring"
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"finishing": {
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  "label": "Cement Plastering"
}
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    "label": "Joint Ownership"
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    "value": "MiddleClass"
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "MCGM"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Building No. T6",
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"east": "Details not available"
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"unitBoundaries": {
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    "south": "Flat No. 2501",
    "west": "Staircase"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Part Occupancy Certificate Document No.
CHE / ES / 1458 / S / 337 (NEW) / OCC / 1 / New dated 26.02.2020 issued by
Municipal Corporation of Greater Mumbai",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
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"documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "151330",
  "landRate": "67220",
  "igrImage": "cases/6728744321492f3332edac73/igr_1730802302200_Image.png",
  "squareMeterGuideLineRate": "174030.00",
  "squareFeetGuideLineRate": "16168.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "95",
  "rate": "15672.00",
  "squareFeetGuideLineRate": "15672.00",
  "squareMeterGuideLineRate": "168690.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "label": "Ordinary",
    "value": "Ordinary"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "45,000/- (Present rental income per month)",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
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"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "Mr. Harsh ",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Along with One Car parking Space",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2020",
    "fullDate": "1/1/2020"
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"planningArea": {
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  "value": "Residential"
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"typeOfStructure": {
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  "value": "R.C.C._Framed_Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
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"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "1",
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"label": "No",
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"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"label": "Ground",
"value": "ground"
},
"yearOfConstructionAsPer": {
"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
"noOfBasement": "3",
"noOfPodium": "1",
"noOfAmenityFloors": "0",
"noOfFloors": "36",
"flatFloorNo": "25",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "890.40",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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"routeMapDetail": {
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  "routeLng": "72.933033",
  "stationName": "Bhandup",
  "routeDistance": "1.6 Km.",
  "routeStation": {
    "value": "Railway_Station",
    "label": "Railway Station"
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "d3yuc5",
    "name": "d3yuc5",
    "image": "cases/6728744321492f3332edac73/
routeMap_1730803022733_Image.png"
  }
],
"valuation": {
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"rateVerify": {
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"underConstruction": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "isHideFloor": false,
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  "status": false
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"status": true
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": [
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]
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      "orientation": "landscape"
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      "status": false,
      "_id": "6729aeea40c166c89c744f14",
      "name": "Bedroom",
      "path": "cases/6728744321492f3332edac73/
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      "name": "Bedroom",
      "path": "cases/6728744321492f3332edac73/
externallmg_1730785002192_WhatsApp_Image_20241105_at_105801.jpeg",
      "orientation": "landscape"
    }
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    "max": "29183.00"
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  "builtUpRateRange": {
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    "max": "24320.00"
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  "saleableRateRange": {
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"status": true,
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  "ratePerUnit": "0.00",
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  "status": true,
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  "isEditable": true
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
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"isExternalReport": false,
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerName": "Mr. Gollapally Mohan & Ms. Gollapally Nagashree",
"ownerPhoneNo": "9819907274",
"appAddress": "Flat no. T-7, 2502, 25th Floor, Walnut, Runwal Forest, Bhandup West ",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Vendor"
      },
      "Vendor": "M/s. Wheelabrator Alloy Castings Ltd.",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      }
    }
  }
]
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    },
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    "number": {
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      "label": "Document No"
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    },
    "Document_No": "9367/2016"
  },
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  "displayStatus": true,
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  "path": "cases/6728744321492f3332edac73/
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},
{
  "documentType": {
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    "label": "Part Occupancy Certificate"
  },
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
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26.02.2020"
  },
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  "path": "cases/6728744321492f3332edac73/
document_1730804954089_1730802342894_OC__Runwal_Forests_1.pdf",
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Nov 05 2024 11:09:14 GMT+0000 (Coordinated Universal Time)"
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{
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    "label": "Commencement Certificate"
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},
"inputs": {
  "documentDate": "07/01/2015",
  "nameOfApprovingAuthority": {
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
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    "label": "Document No"
  },
  "Document_No": "CE / 1375 / BPES / AS"
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"isHardCopy": false,
"displayStatus": true,
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"id": "817999",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Tue Nov 05 2024 11:10:18 GMT+0000 (Coordinated Universal Time)"
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    "label": "Society Share Certificate"
  },
  "inputs": {
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      "label": "purchaser"
    },
    "purchaser": "Mr. Gollapally Mohan & Ms. Gollapally Nagashree",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "376"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1730805084878_146749.pdf",
  "path": "cases/6728744321492f3332edac73/
document_1730805084878_146749.pdf",
  "id": "435207",
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"caseHistory": [
  {
    "id": "313804",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 04 2024 07:14:11 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Gollapally Mohan & Ms. Gollapally Nagashree",
    "phone": "9819907274",
    "ownershipShare": "",
    "email": "",
    "id": "483455"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
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      "value": "Carpet"
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    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67298ebe21492f3332edf039",
    "area": "728",
    "providedByName": "Gollapally Mohan And Gollapally Nagashree",
    "providedByContactNo": "9819907274"
  }
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"composition": [
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      "value": "Square_Feet"
    }
  },
]
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"id": "1",
"name": "Toilet",
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"width1": "4",
"width2": "6",
"totalArea": "33.37",
"images": [],
"extraAreas": [],
"finalArea": "33.37"
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    "value": "Square_Feet"
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  "length1": "13",
  "length2": "7",
  "width": "10.83",
  "width1": "10",
  "width2": "10",
  "totalArea": "147.15",
  "images": [],
  "extraAreas": [],
  "finalArea": "147.15"
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    "label": "Square Feet",
    "value": "Square_Feet"
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  "name": "Passage",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "14.06",
  "images": [],
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"finalArea": "14.06",
"extraAreas": []
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    "value": "Square_Feet"
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  "id": "4",
  "name": "Passage",
  "length": "4.50",
  "length1": "4",
  "length2": "6",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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  "measurementType": {
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    "value": "Square_Feet"
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  "name": "Living Room",
  "length": "13.33",
  "length1": "13",
  "length2": "4",
  "width": "7.83",
  "width1": "7",
  "width2": "10",
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  "images": [],
  "extraAreas": [],
  "finalArea": "104.44"
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  "measurementType": {
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    "value": "Square_Feet"
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  "id": "5",
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"length": "10.83",
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"width1": "10",
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"finalArea": "118.26"
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    "value": "Square_Feet"
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  "name": "Passage",
  "length": "12.42",
  "length1": "12",
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  "width2": "4",
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  "images": [],
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  "finalArea": "41.39"
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    "value": "Square_Feet"
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  "images": [],
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    "value": "Square_Feet"
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  "name": "Passage",
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  "length1": "2",
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  "width2": "4",
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  "images": [],
  "finalArea": "5.25",
  "extraAreas": []
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{
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    "value": "Square_Feet"
  },
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  "name": "Store Room",
  "length": "4.75",
  "length1": "4",
  "length2": "9",
  "width": "5.17",
  "width1": "5",
  "width2": "2",
  "totalArea": "24.54",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.54"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "10",
  "name": "Bedroom",
  "length": "10.17",
  "length1": "10",
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"width1": "11",
"width2": "10",
"totalArea": "120.31",
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"extraAreas": [],
"finalArea": "120.31"
},
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "11",
  "name": "Toilet",
  "length": "7.83",
  "length1": "7",
  "length2": "10",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "34.60",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.60"
}
],
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    "docMeasurementType": {
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      "label": "Square Feet"
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    "id": "240368",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "742",
    "squareMeterArea": "68.93",
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"area": "925.20",
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    "size": "1742144",
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  },
  {
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  "createdAt": "Tue Nov 05 2024 10:25:42 GMT+0000 (Coordinated Universal Time)",
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      "firstName": "Jagdish ",
      "lastName": "Bhatt",
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\\profilePhoto_1622372166238_Jagdish Photo (2).jpg"
    },
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Forests Towers 5, 6 & 7 Co-op. Hsg. Soc. Ltd., Lal Bahadur Shastri Marg, Near
Mangatram Petrol Pump, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup
(West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400
078, State - Maharashtra, India",
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"ownershipShare": "",
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"buildingServicesRate": "3000",
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  "roadFacing": false,
  "mall": false
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    "value": "Free_Hold"
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Name	Length	Width	Total
Composition :			
Toilet	7'5"	4'6"	33.37
Bedroom	13'7"	10'10"	147.15
Passage	3'9"	3'9"	14.06
Passage	4'6"	5'4"	24.00
Living Room	13'4"	7'10"	104.44
Passage	10'10"	10'11"	118.26
Passage	12'5"	3'4"	41.39
Kitchen	9'3"	7'7"	70.15
Passage	2'3"	2'4"	5.25
Store Room	4'9"	5'2"	24.54
Bedroom	10'2"	11'10"	120.31
Toilet	7'10"	4'5"	34.60
Other Composition :			