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{
  "typeOfReport": {
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    "proportionateValue": false
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    "firstName": "Surendra",
    "type": "CREDITOFFICER",
    "_id": "659e42a602c44c777bae2d2f",
    "lastName": "Kamble",
    "mobileNo": "",
    "workMobileNo": "8689869332",
    "email": "2sbi.14677@sbi.co.in"
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  "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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  "type": "BANK",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "HLC CBD Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
  "alternateMobileNo": "",
  "address": "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",
  "sendStructuralCertificate": "0"
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  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "67165336b6604b3dd61dccb0",
  "role": "SITEENGINEER",
  "firstName": "Nitin",
  "email": "virkar.nitin7191@gmail.com",
  "lastName": "Virkar",
  "mobileNo": "8369163552",
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  "lastName": "Rasam",
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    "lastName": "Chalikwar",
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  "value": "B",
  "label": true
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  "label": false
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
    "value": "Proposed_Powder_coated_aluminium_sliding_windows",
    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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  "finishing": {
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "CIDCO"
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  "whetherCoveredUnderAnyState": {
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  "south": "JNPT Road ",
  "east": "Open Plot"
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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"unitBoundaries": {
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    "east": "Building is under construction ",
    "south": "Building is under construction ",
    "west": "Building is under construction "
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  "asPerDocument": {
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    "east": "Flat No. 1505",
    "south": "Staircase ",
    "west": "Marginal Space "
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
  }
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be 2 Bedrooms + Living Room + Kitchen + Passage + 2 Toilets + Balcony Area + Niche Area. (i.e. 2BHK)",

"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CIDCO / NAINA / Panvel / Kolkhe / BP - 112 / CC / 2019 / 1079 / SAP / 1308 dated 01.10.2019 issued by CIDCO.",

"approvePlanVerified": "Yes ",

"empanelledOfApprovePlan": "Building is under construction ",

"unauthorizedConstruction": "",

"extraDetailOfBuilding": "",

"compoundWall": ""

},

"landAndBuildingDetails": {

"actualBuildingBoundaries": [],

"documentsBuildingBoundaries": []

},

"apfDetails": {

"buildings": [],

"compositions": []

},

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"remark": "",

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"depreciationRatioOfBuilding": "",

"salvageValue": "",

"depreciatedCostOfConstruction": "",

"depreciatedBuildingRate": ""

},

"igrRate": {

"propertyName": "Residential Flat",

"rate": "69000",

"landRate": "7040",

"igrImage": "cases/673455f00b8f93c1cf1c75a8/igr_1731736526080_Image.png",

"squareMeterGuideLineRate": "75900.00",

"squareFeetGuideLineRate": "7051.00"

},

"igrFinalRate": {

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"outgoingDetail": {

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"label": "Medium"

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  "label": "Building is under construction "
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"monthlyRent": "N.A.",
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"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per CIDCO norms ",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
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    "label": "Building Under Construction"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Proposed Along with One Stilt Car Parking Space ",
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  "label": "Under Construction"
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},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
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  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
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  "label": "Information not available"
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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  "label": "Building is under construction "
},
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  "label": "Building is under construction "
},
"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
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},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "2",
"noOfPodium": "1",
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"noOfFloors": "31",
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1731747222020_Image.png",
    "routeLat": "18.967889",
    "routeLng": "73.128194",
    "stationName": "Panvel",
    "routeDistance": "4.6 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "hjrnkj",
      "name": "hjrnkj",
      "image": "cases/673455f00b8f93c1cf1c75a8/
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"valuation": {
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"totalinteriorDecorationsRate": "0",
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"finaltotal": "11764500.00",
"distressValuePercentage": "80",
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"bookValue": "0",
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"outward": {
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  "dayCount": "11",
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"generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "36",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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    "floorsCompleted": "36",
    "percentage": "7.00",
    "isHideFloor": false,
    "status": true
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  "externalBrickWork": {
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    "floorsCompleted": "36",
    "percentage": "7.00",
    "isHideFloor": false,
    "status": true
  },
  "internalPlastering": {
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    "floorsCompleted": "30",
    "percentage": "2.92",
    "isHideFloor": false,
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"status": true
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "36",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "15",
  "percentage": "4.17",
  "isHideFloor": false,
  "status": true
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"externalPainting": {
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"floorsCompleted": "",
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  "status": true
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": true
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
  "percentage": "74.59",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "784.30",
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},
"reportImages": {
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    "orientation": "portrait"
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externallmg_1731641389305_WhatsApp_Image_20241114_at_202153.jpeg",
    "orientation": "portrait"
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    "status": false,
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externallmg_1731641389216_WhatsApp_Image_20241114_at_202152_2.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "15032.00",
    "max": "17308.00"
  },
  "builtUpRateRange": {
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"max": "15735.00"
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"saleableRateRange": {
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  "max": "0.00"
}
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "ratePerUnit": "0.00",
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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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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
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"status": true,
"isEditable": false
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  "RATE_VERIFY": false,
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  "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": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "713.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "673455f00b8f93c1cf1c75a8",
"ownerName": "Mrs. Prita Viswanathan ",
"ownerPhoneNo": "9920927736",
"appAddress": "flat no .1504 .15 th floor.Bldg Sai World City \nPalazzo and Bellagio
Basilica panvel ",
"remark": "SSL Nilesh kuthe ",
"documents": [
  {
    "documentType": {
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"label": "Agreement For Sale",
"value": "60ae1254aa6d152c1801b326"
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"inputs": {
  "documentDate": "06/11/2024",
  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "M/s. Paradise Lifespaces LLP",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mrs. Prita Viswanathan ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "21239 / 2024"
},
"isHardCopy": false,
"displayStatus": true,
"id": "406808",
"path": "cases/673455f00b8f93c1cf1c75a8/
document_1731483098763_1731483096454_Prita_Viswanathan_Agreement.pdf",
"fileName":
"document_1731483098763_1731483096454_Prita_Viswanathan_Agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "01/10/2019",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / NAINA / Panvel / Kolkhe / BP - 112 / CC / 2019 / 1079 / SAP /
1308"
```

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    },
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    "displayStatus": false,
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    "path": "cases/673455f00b8f93c1cf1c75a8/
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    "id": "901580",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Sat Nov 16 2024 07:11:05 GMT+0000 (Coordinated Universal Time)"
  },
  {
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      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "01/10/2019",
      "nameOfApprovingAuthority": {
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        "label": "CIDCO"
      },
      "remark": " (As downloaded from RERA site)",
      "number": {
        "value": "No",
        "label": "No"
      },
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SAP / 1308"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1731741129386_1731736563363_CC.pdf",
    "path": "cases/673455f00b8f93c1cf1c75a8/
document_1731741129386_1731736563363_CC.pdf",
    "id": "832441",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Sat Nov 16 2024 07:12:09 GMT+0000 (Coordinated Universal Time)"
  },
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      "label": "RERA Certificate"
    },
    "inputs": {
      "documentDate": "08/09/2021",
      "nameOfApprovingAuthority": {
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    "value": "Maharashtra_Real_Estate_Regulatory_Authority",
    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P52000022708"
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"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1731741194901_304858.pdf",
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document_1731741194901_304858.pdf",
"id": "511441",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Nov 16 2024 07:13:15 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012350",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "103669",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Nov 13 2024 07:32:00 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Prita Viswanathan ",
    "phone": "9920927736",
    "ownershipShare": "",
    "email": "",
    "id": "511631"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
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    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "66.24",
  "totalAreaDocument": "713",
  "docBuiltpUpPercentage": "10",
  "docFinalBuiltpUp": "784.30",
  "docFinalBuiltpUpSquareMeter": "72.86",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "903692"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "728.00",
      "squareMeterArea": "67.63",
      "expectedRate": "17307.69",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "800.80",
      "squareMeterArea": "74.40",
      "expectedRate": "15734.27",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "673833f7d1078a4ea7f5e42f",
  "property": "Residential Flat ",
  "area": "728",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "12600000",
"expectedRate": "17307.69",
"builtUpExpectedRate": "15734.27",
"image": "cases/673455f00b8f93c1cf1c75a8/indicator_1731736214902_Image.png",
"squareMeter": "67.63",
"id": "708948"
},
{
  "carpetArea": {
    "area": "729.00",
    "squareMeterArea": "67.73",
    "expectedRate": "17146.78",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "801.90",
    "squareMeterArea": "74.50",
    "expectedRate": "15587.98",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Residential Flat",
  "area": "729",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "12500000",
  "expectedRate": "17146.78",
  "builtUpExpectedRate": "15587.98",
  "image": "cases/673455f00b8f93c1cf1c75a8/indicator_1731736259249_Image.png",
  "squareMeter": "67.73",
  "id": "171074"
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},
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  "carpetArea": {
    "area": "713.00",
    "squareMeterArea": "66.24",
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    "percentage": ""
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  "builtUpArea": {
    "area": "784.30",
    "squareMeterArea": "72.86",
    "expectedRate": "14152.75",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": " Residential Flat",
  "area": "713",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "11100000",
  "expectedRate": "15568.02",
  "builtUpExpectedRate": "14152.75",
  "image": "cases/673455f00b8f93c1cf1c75a8/indicator_1731736292160_Image.png",
  "squareMeter": "66.24",
  "id": "936361"
},
{
  "carpetArea": {
    "area": "1096.00",
    "squareMeterArea": "101.82",
    "expectedRate": "15031.48",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1205.60",
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    "squareMeterArea": "112.00",
    "expectedRate": "13664.98",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "673833f7d1078a4ea7f5e432",
  "property": " Residential Flat",
  "area": "1096",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "16474500",
  "expectedRate": "15031.48",
  "builtUpExpectedRate": "13664.98",
  "image": "cases/673455f00b8f93c1cf1c75a8/indicator_1731736331100_Image.png",
  "squareMeter": "101.82",
  "id": "464887"
}
],
"externalImages": [
  {
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    "status": false,
    "_id": "6736c02de077c54e53227cb1",
    "name":
"externalImg_1731641389210_WhatsApp_Image_20241114_at_202152_1.jpeg",
    "path": "cases/673455f00b8f93c1cf1c75a8/
externalImg_1731641389210_WhatsApp_Image_20241114_at_202152_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6736c02de077c54e53227cb2",
    "name":
"externalImg_1731641389216_WhatsApp_Image_20241114_at_202152_2.jpeg",
    "path": "cases/673455f00b8f93c1cf1c75a8/
externalImg_1731641389216_WhatsApp_Image_20241114_at_202152_2.jpeg",
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name":
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    "path": "cases/673455f00b8f93c1cf1c75a8/
externallmg_1731641389243_WhatsApp_Image_20241114_at_202152.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6736c02de077c54e53227cb4",
    "name":
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    "path": "cases/673455f00b8f93c1cf1c75a8/
externallmg_1731641389270_WhatsApp_Image_20241114_at_202153_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6736c02de077c54e53227cb5",
    "name":
"externallmg_1731641389289_WhatsApp_Image_20241114_at_202153_2.jpeg",
    "path": "cases/673455f00b8f93c1cf1c75a8/
externallmg_1731641389289_WhatsApp_Image_20241114_at_202153_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6736c02de077c54e53227cb6",
    "name":
"externallmg_1731641389305_WhatsApp_Image_20241114_at_202153.jpeg",
    "path": "cases/673455f00b8f93c1cf1c75a8/
externallmg_1731641389305_WhatsApp_Image_20241114_at_202153.jpeg",
    "orientation": "portrait"
  }
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"externalDocuments": [],
"processingDocuments": [
  {
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    "filename": "1731736563310_Aproved_plans.pdf",
    "path": "cases/673455f00b8f93c1cf1c75a8/
processingDocuments/1731736563310_Aproved_plans.pdf",
    "size": "851061",
    "createdAt": "Sat Nov 16 2024 05:56:03 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "64cde526dc9f3034f3fefa49"
  },
  {
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410 206, State - Maharashtra, Country - India",
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Ft. = 54.00\nNiche Area in Sq. Ft. = 46.00\n\n",

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