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    "RVDSValues": false,
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  "toAssess": {
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    },
    "firstName": "Shailesh N ",
    "type": "CREDITOFFICER",
    "_id": "65d97c89df99cf0e735e8d6b",
    "lastName": "Verma",
    "mobileNo": "",
    "workMobileNo": "8295967788",
    "email": "1racpc.ghatkopar@sbi.co.in"
  },
  "fees": {
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  "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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"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",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
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  "shortName": "SSV",
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
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  "lastName": "Kuperkar",
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  "designation": "",
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Proposed Powder coated aluminium sliding windows"
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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Kalyan Dombivali Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Internal Road ",
    "south": "Internal Road & Sundara Palace -1",
    "east": "Kalu Nagar Road & Himalay Ashish"
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    "south": "Details not available ",
    "east": "Details not available "
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      "east": "Flat No. 702",
      "south": "Staircase ",
      "west": "Marginal Space "
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      "south": "Details not available ",
      "west": "Details not available "
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    "auto": {
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    },
    "privateCars": {
      "title": "Private Cars"
    }
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  "extraDetailOfProperty": "",
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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": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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Site measurement, Carpet Area is 435.00 Sq. Ft. The loading factor of Carpet to Built
up Area is 44%. Hence, for the purpose of valuation, we have considered area as per
Actual Site Measurement.",

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"depreciationPercentage": "9",
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  "landRate": "25900",
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  "squareMeterGuideLineRate": "72765.00",
  "squareFeetGuideLineRate": "6760.00"
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"igrFinalRate": {
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  "depreciationPercentage": "94",
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  "squareMeterGuideLineRate": "69953.00"
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    "label": "Residential Purpose"
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  "taxPaidHolderName": "Details not available ",
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per TMC norms ",
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"marketability": {
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Stilt Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2018",
    "fullDate": "1/1/2018"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "value": "1",
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"label": "Yes"
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"systemOfAirConditioning": {
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"label": "Yes"
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"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
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"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "7",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"area": "522.26",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeLat": "19.225339",
"routeLng": "73.077993",
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  "finallatLng": false
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    "name": "ppczuf",
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  }
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    "totalFairMarketValue": ""
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4465710.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "floorsCompleted": "",
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"door": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
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"externalPainting": {
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  "floorsCompleted": "",
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "status": false
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"workCompleted": {
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    "status": true
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  "selectedBuildUpValue": "435.22",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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"externallmg_1732601524741_WhatsApp_Image_20241126_at_113736_1.jpeg",
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externallmg_1732601524741_WhatsApp_Image_20241126_at_113736_1.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
    },
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      "orientation": "portrait"
    }
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    "status": false,
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externallmg_1732601524866_WhatsApp_Image_20241126_at_113739.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67443f17d1078a4ea7f9b945/
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    "orientation": "landscape"
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    "status": false,
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    "name":
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    "path": "cases/67443f17d1078a4ea7f9b945/
externallmg_1732601524847_WhatsApp_Image_20241126_at_113739_1.jpeg",
    "orientation": "landscape"
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    "status": false,
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    "path": "cases/67443f17d1078a4ea7f9b945/
externallmg_1732601524741_WhatsApp_Image_20241126_at_113736_1.jpeg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "8578.00",
    "max": "11163.00"
  },
  "builtUpRateRange": {
    "min": "7148.00",
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"max": "9303.00"
},
"saleableRateRange": {
  "min": "7887.00",
  "max": "7887.00"
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},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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"isEditable": true
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  "title": "Interior Decorations",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "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",
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  "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": {
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    "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": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "435.22",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67443f17d1078a4ea7f9b945",
"ownerName": "M/s. Shivshankar Developers ",
"ownerPhoneNo": "8999001216",
"appAddress": "Flat no. 701, 7th Floor, Sundara Palace, Building no. 3, Anandnagar
Road, Dombivali West ",
"remark": "",
"documents": [
  {
    "documentType": {
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"value": "60ae1256aa6d152c1801b330",
"label": "Draft Agreement for sale"
},
"inputs": {
  "remark": " in the name of Oct' 2024",
  "from": {
    "value": "Transferor",
    "label": "Transferor"
  },
  "Transferor": "M/s. Shivshankar Developers ",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mr. Premnath Maruti Masane "
},
"isHardCopy": false,
"displayStatus": true,
"id": "523526",
"path": "cases/67443f17d1078a4ea7f9b945/
document_1732525736748_1732525734792_Racpc_Ghat_Premanath_Masane.pdf",
"fileName":
"document_1732525736748_1732525734792_Racpc_Ghat_Premanath_Masane.pdf"
},
{
  "documentType": {
    "value": "60ae12a8aa6d152c1801b4a8",
    "label": "Part Building Completion Certificate"
  },
  "inputs": {
    "documentDate": "27/02/2020",
    "remark": " Document No. KDMC / NRV / CC / DV / OCC / 535 / 2020 issued by
Kalyan Dombivali Municipal Corporation"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1732616969577_105672.pdf",
  "path": "cases/67443f17d1078a4ea7f9b945/
document_1732616969577_105672.pdf",
  "id": "185974",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Nov 26 2024 10:29:29 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "28/06/2022",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / TPD / CC / DOM / 153"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1732617022295_104467.pdf",
  "path": "cases/67443f17d1078a4ea7f9b945/
document_1732617022295_104467.pdf",
  "id": "394243",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Nov 26 2024 10:30:22 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012568",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "176021",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 25 2024 09:10:47 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Shivshankar Developers ",
    "phone": "8999001216",
    "ownershipShare": "",
    "email": "",
    "id": "167146"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Premnath Maruti Masane ",
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"phone": "",
"email": "",
"ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Living Room",
  "length": "14.42",
  "length1": "14",
  "length2": "5",
  "width": "9.50",
  "width1": "9",
  "width2": "6",
  "totalArea": "136.96",
  "images": [],
  "finalArea": "136.96",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Kitchen",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "8.67",
  "width1": "8",
  "width2": "8",
  "totalArea": "62.83",
  "images": [],
  "finalArea": "62.83",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
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    "label": "Square Feet"
  },
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  "name": "Bathroom",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "18.28",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.28"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "WC",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "3.08",
  "width1": "3",
  "width2": "1",
  "totalArea": "11.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.56"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "3.17",
  "length1": "3",
  "length2": "2",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
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"totalArea": "24.54",
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"extraAreas": [
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      "label": "Square Feet"
    },
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    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "3.00",
    "length1": "3",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "3.00"
  }
],
"finalArea": "27.54"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.75",
  "length1": "10",
  "length2": "9",
  "width": "9.42",
  "width1": "9",
  "width2": "5",
  "totalArea": "101.23",
  "images": [],
  "extraAreas": [],
  "finalArea": "101.23"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    }
  }
]
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},
"name": {
  "label": "Cupboard",
  "value": "Cupboard"
},
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
},
"id": "0",
"length": "1.92",
"length1": "1",
"length2": "11",
"width": "5.92",
"width1": "5",
"width2": "11",
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"images": [],
"extraAreas": [],
"finalArea": "11.34",
"percentageBeforeTotal": "11.34",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Terrace",
    "value": "Terrace"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "9.33",
  "length1": "9",
  "length2": "4",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "49.78",
  "images": [],
  "extraAreas": [],
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"finalArea": "49.78",
"percentageBeforeTotal": "49.78",
"percentage": "100"
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{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "length": "1.58",
  "length1": "1",
  "length2": "7",
  "width": "9.92",
  "width1": "9",
  "width2": "11",
  "totalArea": "15.70",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.7",
  "percentageBeforeTotal": "15.70",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "118077",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "625",
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"squareMeterArea": "58.06",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBuiltupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "430.00",
    "squareMeterArea": "39.95",
    "expectedRate": "11162.79",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "516.00",
    "squareMeterArea": "47.94",
    "expectedRate": "9302.33",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67459c23e34a0461d8c1a8af",
  "property": "Sundara Palace, Dombivali West",
  "area": "430",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "Middle",
  "source": "Nobroker.com",
  "expectedPrice": "4800000",
  "expectedRate": "11162.79",
  "builtUpExpectedRate": "9302.33",
  "image": "cases/67443f17d1078a4ea7f9b945/
indicator_1732614775363_Image.png",
  "squareMeter": "39.95",
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"id": "283472"
},
{
  "carpetArea": {
    "area": "439.00",
    "squareMeterArea": "40.78",
    "expectedRate": "10933.94",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "526.80",
    "squareMeterArea": "48.94",
    "expectedRate": "9111.62",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67459c23e34a0461d8c1a8b0",
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  "area": "439",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "2",
  "source": "https://www.99acres.com/",
  "expectedPrice": "4800000",
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Anand Nagar Road, Opp. Himalay Ashish, Village - Navagaon, Dombivali (West),
Taluka - Kalyan, District - Thane, PIN - 421 202, State - Maharashtra, Country - India",
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	14'5"	9'6"	136.96
Kitchen	7'3"	8'8"	62.83
Bathroom	4'8"	3'11"	18.28
WC	3'9"	3'1"	11.56
Passage	3'2"	7'9"	24.54
Bedroom	10'9"	9'5"	101.23
Other Composition :			
Cupboard	1'11"	5'11"	11.34
Terrace	9'4"	5'4"	49.78
Flower Bed Area	1'7"	9'11"	15.70