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{
  "typeOfReport": {
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "firstName": "Rajesh",
    "type": "CREDITOFFICER",
    "_id": "661918c253f88c65a60cbfae",
    "lastName": "Tiklol",
    "mobileNo": "",
    "workMobileNo": "7219145709",
    "email": "rajesh.tiklol@gmail.com"
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  "fees": {
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  "name": "Mumbai",
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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",
  "name": "State Bank of India",
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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\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
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  "email": "vinita.surve@vastukala.org",
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "value": "BANK"
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    "value": "Country - India",
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  "value": "A",
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  "value": "66/3(Part), 74/1(Part)",
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  "value": "",
  "label": true
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  "value": "",
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"flatSpecifications": {
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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": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Urban"
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"label": "Ambernath Municipal Council"
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"west": "Slum Area & Narayan Nagar Road ",
"south": "Slum Area ",
"east": "Wing - B"
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"east": "Building is under construction ",
"south": "Building is under construction ",
"west": "Building is under construction "
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"asPerDocument": {
"north": "Flat No. 1305",
"east": "Flat No. 1303",
"south": "Marginal Space ",
"west": "Marginal Space "
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"taxies": {
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"auto": {
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"privateCars": {
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},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 1 Bedroom + Living Room / Dining + Kitchen + Passage + W.C. + Bath + Balcony Area + OP Area . (i.e. 1BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. ANP / NRV / B.P. / 2022 - 23 / 1228 / 9384 / 76 dated 16.01.2023 issued by AMC.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "i) Internal inspection of the property was not allowed at site. The detail about the work progress status has been provided by builder's sales person Mr. Dhanesh Fulsunge (Contact No. 8857880468).<br />ii) As per site visit, Wing A & Wing A1 are interconnected.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "54000",
  "landRate": "10580",
  "igrImage": "cases/67502fe2c5a60c3e016d2401/igr_1733458703689_Image.png",
  "squareMeterGuideLineRate": "59400.00",
  "squareFeetGuideLineRate": "5518.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
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"squareFeetGuideLineRate": "5518.00"
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"outgoingDetail": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
  },
  "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 local norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "Building Under Construction"
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    "label": "Proposed Municipal Water Supply"
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"pavementLaid": {
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"constructionWorkStatus": {
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  "label": "Under Construction"
},
"asthetikLook": {
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  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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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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  "label": "Building is under construction "
},
"materialUsedList": {
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  "label": "Building Under Construction"
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"buildingSpecification": {
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  "label": "Information Not Available"
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"structuralSafety": {
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"label": "Building Under Construction"
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"protAgainstNatDis": {
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  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
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"isSiteVisitAllowed": true,
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"ageOfBuilding": "0",
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"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "13",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "611.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1733468195341_Image.png",
    "routeLat": "19.214547",
    "routeLng": "73.201521",
    "stationName": "Ambernath",
    "routeDistance": "2.6 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
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  "type": "Point"
},
"showLocation": {
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"societyNameBoardImage": [],
"compositionImages": []
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"saleableRateRange": {
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    "isEditable": true
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"estimatedValue": "0.00",
"status": true,
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  "status": true,
  "isEditable": true
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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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "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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  "ratePerUnit": "",
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  "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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  "value": "LEAD"
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"isExternalReport": false,
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
"_id": "67502fe2c5a60c3e016d2401",
"ownerName": "Ms. Arti Radheshyam Gupta & Mrs. Nirmala Radheshyam Gupta",
"ownerPhoneNo": "8082790794",
"appAddress": "Flat no. A- 1304, 13th Floor, Panvelkar Empire, Mohoj Khuntvali,
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"documents": [
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"label": "Agreement for sale"
},
"inputs": {
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"from": {
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"label": "Promoter"
},
"Promoter": "M/s. Om sai Shraddha Developers ",
"to": {
"value": "Purchasers",
"label": "Purchasers"
},
"Purchasers": "Ms. Arti Radheshyam Gupta & Mrs. Nirmala Radhesham Gupta",
"number": {
"value": "No",
"label": "No"
},
"No": "14358 / 2024"
},
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"document_1733308347437_1733308346071_Arti_Gupta__A1304__Dt_291124.pdf"
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{
"documentType": {
"value": "60ae1277aa6d152c1801b3cc",
"label": "Approved Building Plan"
},
"inputs": {
"documentDate": "16/01/2023",
"nameOfApprovingAuthority": {
"value": "Ambernath_Municipal_Council",
"label": "Ambernath Municipal Council"
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"number": {
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    "value": "No",
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    "nameOfApprovingAuthority": {
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      "label": "Ambernath Municipal Council"
    },
    "remark": " issued by Ambernath Nagar Parishad, Ambernath",
    "number": {
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      "label": "No"
    }
  },
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    "label": "RERA Certificate"
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    }
  },
}
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  "displayStatus": false,
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document_1733465291652_RERA.pdf",
  "id": "554655",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Dec 06 2024 06:08:11 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012800",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "730908",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Dec 04 2024 10:33:06 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Ms. Arti Radheshyam Gupta & Mrs. Nirmala Radhesham Gupta",
    "phone": "8082790794",
    "ownershipShare": "",
    "email": "",
    "id": "478348"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  },

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"docMeasurementType": {
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  "label": "Square Feet"
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"id": "313492",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "556",
"squareMeterArea": "51.65",
"docFinalBuiltUp": "611.6",
"docFinalBuiltUpSquareMeter": "56.815",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"images": [],
"indicatorArr": [
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      "area": "7418.00",
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      "expectedRate": "505.53",
      "percentage": ""
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    "builtUpArea": {
      "area": "8159.80",
      "squareMeterArea": "758.07",
      "expectedRate": "459.57",
      "percentage": "10"
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      "expectedRate": "0.00",
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    }
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  "areaType": "Carpet",
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"source": "magic_bricks",
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"id": "140008"
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"expectedPrice": "3400000",
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"builtUpExpectedRate": "6307.98",
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  "builtUpArea": {
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    "percentage": "10"
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    "percentage": ""
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  "floor": "",
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  "expectedPrice": "3630000",
  "expectedRate": "6940.73",
  "builtUpExpectedRate": "6309.75",
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  "id": "109383"
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    "expectedRate": "0.00",
    "percentage": ""
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  "expectedPrice": "3555000",
  "expectedRate": "6669.79",
  "builtUpExpectedRate": "6063.45",
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  "id": "250053"
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externallmg_r_1733407597218_1733407593746_image_2.jpg",
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externallmg_r_1733407597475_1733407593746_image_3.jpg",
  "orientation": "portrait"
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},
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  "path": "cases/67502fe2c5a60c3e016d2401/
externallmg_r_1733407598111_1733407593746_image_6.jpg",
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},
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Village - Kohoj Khuntavli, Ambernath (West), Taluka - Ambernath, District - Thane, PIN
- 421 505, State - Maharashtra, Country - India",
  "updatedAt": "62fe044a48a26047e6552796",
  "addressForMap": "",
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  "contactPersonName": "Mr. Dhanesh Fulsunge "
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| Other | | | |
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