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{
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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@sbi.co.in"
  },
  "fees": {
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    "expectedFees": null,
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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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  "remark": "Temp",
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  "mobileNo": "02225046265",
  "alternateMobileNo": "",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "label": "Land & Building / Immovable Property"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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  "shortName": "SH",
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"email": "prajakta@vastukala.org",
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  "lastName": "Kuperkar",
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        "label": "Registered Valuer"
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    "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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      "number": "AM161706-3"
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  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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72.89968572556973,
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      "dateTime": "2024-12-10",
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    "label": true
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  "label": true
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  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
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  "label": false
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  "value": "Andheri (East)",
  "label": false
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    "label": "Vitrified Tile Flooring"
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    "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": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Camellia Wing - A",
    "south": "Road",
    "east": "Open Plot"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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      "east": "Marginal Space",
      "south": "Marginal Space",
      "west": "Flat No. 107"
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    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Full Occupancy Certificate Document No. CE /
3966 / BPES / AL dated 20.09.2006 issued by Municipal Corporation of Greater
Mumbai",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "As per site measurement, the carpet area of the property is 945.00 Sq. ft.
(Including Balcony Area) & Built up area is 1134.00 Sq. Ft. but as per agreement, the
built up area of the property is 980.00 sq. ft. We have considered area as per
agreement for sale",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "26690",
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"igrRate": {
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  "rate": "174560",
  "landRate": "83820",
  "igrImage": "cases/67569f7ccfae933db22c30b5/igr_1733993052328_Image.png",
  "squareMeterGuideLineRate": "174560.00",
  "squareFeetGuideLineRate": "16217.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "82",
  "rate": "14700.00",
  "squareFeetGuideLineRate": "14700.00",
  "squareMeterGuideLineRate": "158227.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
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  "monthlyRent": "80,000/- Present rental income per month",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "Mr. Sudeep Sardar",
  "maintenanceOfFlat": "Good"
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in Developed Area",
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Covered Car Parking Space No. C - 321",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2006",
    "fullDate": "1/1/2006"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  }
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},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
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  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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"label": "Yes"
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"provisionOfFirefighting": {
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"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "42",
"ageOfBuilding": "18",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "1",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Seller\\\\\\\\'s Agreement for Sale"
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"routeMap": {
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"routeLat": "19.106741",
"routeLng": "72.899686",
"stationName": "Sakinaka",
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"label": "Metro Station"
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    "name": "men0ju",
    "image": "cases/67569f7ccfae933db22c30b5/
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  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "internalBrickWork": {
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      "orientation": "portrait"
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      "orientation": "portrait"
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}
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  "compositionImages": [
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      "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
    "_id": "6759bb0574fe66bd67c35b18",
    "name": "Living Room",
    "path": "cases/67569f7ccfae933db22c30b5/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67569f7ccfae933db22c30b5/
externallmg_1733933818637_1733933760382_image_11.jpeg",
    "orientation": "portrait"
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    "max": "33769.00"
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},
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  "max": "0.00"
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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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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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
"_id": "67569f7ccfae933db22c30b5",
"ownerName": "Mr. Adarsh Konnanath & Mrs. Chandini Sehgal",
"ownerPhoneNo": "9820052791",
"appAddress": "Flat no. 108, 1st Floor, Zara CHS, Chandivali, Andheri East ",
"remark": "",
"documents": [
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"documentType": {
  "value": "60ae124aaa6d152c1801b2f9",
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"inputs": {
  "from": {
    "value": "Transferor",
    "label": "Transferor"
  },
  "Transferor": "Mr. Adarsh Konnanath & Mrs. Chandini Sehgal",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mr. Abdul Karim Choudhary & Mrs. Rahila Karim Choudhary"
},
"isHardCopy": false,
"displayStatus": true,
"id": "424053",
"path": "cases/67569f7ccfae933db22c30b5/
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"fileName":
"document_1733730131853_1733730128196_Racpc_Sion_Abdul_Choudhary.pdf"
},
{
  "documentType": {
    "value": "60ae1251aa6d152c1801b31a",
    "label": "Seller\\\\'s Agreement for Sale"
  },
  "inputs": {
    "documentDate": "22/01/2015",
    "from": {
      "value": "Transferor",
      "label": "Transferor"
    },
    "Transferor": "Mr. Yash Kumar & Mr. K.L.T. Gyanani",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Mr. Adarsh Konnanath & Mrs. Chandini Sehgal"
  },
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{
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    "label": "Society Registration Certificate"
  },
  "inputs": {
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    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "N.A."
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1733997944533_140959.pdf",
  "path": "cases/67569f7ccfae933db22c30b5/
document_1733997944533_140959.pdf",
  "id": "267666",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu Dec 12 2024 10:05:44 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CE / 3966 / BPES / AL"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1733998009644_131122.pdf",
  "path": "cases/67569f7ccfae933db22c30b5/
document_1733998009644_131122.pdf",
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    "label": "Occupancy Certificate"
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  "inputs": {
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "CE / 3966 / BPES / AL dated 20.09.2006"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1733998084243_181556.pdf",
"path": "cases/67569f7ccfae933db22c30b5/
document_1733998084243_181556.pdf",
"id": "320004",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Thu Dec 12 2024 10:08:04 GMT+0000 (Coordinated Universal Time)"
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"caseNumber": "012940",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "241891",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 09 2024 07:42:52 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Adarsh Konnanath & Mrs. Chandini Sehgal",
    "phone": "9820052791",
    "ownershipShare": "",
    "email": ""
  }
]
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"id": "115538"
}
],
"proposePurchasers": [
{
  "name": "Mr. Abdul Karim Choudhary & Mrs. Rahila Karim Choudhary",
  "phone": "",
  "email": "",
  "ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "129523",
  "name": "Living Room",
  "length": "10.50",
  "length1": "10",
  "length2": "6",
  "width": "16.08",
  "width1": "16",
  "width2": "1",
  "totalArea": "168.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "168.87"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Dining",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "8.42",
  "width1": "8",
  "width2": "5",
  "totalArea": "85.57",
  "images": [],
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"extraAreas": [],
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  "name": "Passage",
  "length": "12.00",
  "length1": "12",
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  "width2": "00",
  "totalArea": "48.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "48.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "13",
  "name": "Bedroom",
  "length": "12.17",
  "length1": "12",
  "length2": "2",
  "width": "11.42",
  "width1": "11",
  "width2": "5",
  "totalArea": "138.90",
  "images": [],
  "finalArea": "138.90",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
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"length": "7.08",
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"totalArea": "35.42",
"images": [],
"extraAreas": [],
"finalArea": "35.42"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "6.00",
  "length1": "6",
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  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "3.33",
  "width1": "3",
  "width2": "4",
  "totalArea": "17.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.78"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "124.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "124.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "13",
  "name": "Toilet",
  "length": "7.08",
  "length1": "7",
  "length2": "1",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "35.42",
  "images": [],
  "finalArea": "35.42",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Passage",
  "length": "6.00",
  "length1": "6",
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"length2": "00",
"width": "3.00",
"width1": "3",
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"totalArea": "18.00",
"images": [],
"extraAreas": [],
"finalArea": "18.00"
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"assignmentType": {
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 108, 1st Floor, Zara Co-op. Hsg. Soc. Ltd., Sector
R-2, Nahar Amrit Shakti, Village - Chandivali, Municipality Ward No. L - Ward, Andheri
(East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400
072, State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Abdul Karim Choudhary",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Abdul Karim Choudhary & Mrs. Rahila Karim
Choudhary",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Proposed Buyer",
"reald": "",
"siteVisitContactNo": "9820052791",
"buildingServicesRate": "3000",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Seller\\\\\\\\s Agreement for Sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 980.00",
"flatRate": "27500",
"landOtherRate": "24500",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
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"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
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  "leasePremium": "",
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    "leasePeriod": 0,
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"finalSaleablePercentage": "0",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Dining + 5 Passage +
2 Toilet",
"carpetTotal": "932.46",
"otherCarpetTotal": "12.50",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "12.50",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "1133.95",
"finalCarpetArea": "944.96",
"finalSalableArea": "1247.35",
"salablePercentage": "10",
"toBeAdded": "",
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"siteMeasurementRemark": "\nCarpet Area in Sq. Ft. = 932.00\nDry Balcony Area in
Sq. Ft. = 13.00\nTotal Carpet Area in Sq. Ft. = 945.00\n(Area as per Actual Site
Measurement)\n\n",
"reportGeneratedDate": "Thu Dec 12 2024 09:29:55 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-12-10"
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Name	Length	Width	Total
Composition :			
Living Room	10'6"	16'1"	168.87
Dining	10'2"	8'5"	85.57
Passage	12'00"	4'00"	48.00
Bedroom	12'2"	11'5"	138.90
Toilet	7'1"	5'00"	35.42
Passage	6'00"	4'00"	24.00
Passage	5'4"	3'4"	17.78

Bedroom	12'00"	10'4"	124.00
Toilet	7'1"	5'00"	35.42
Passage	6'00"	3'00"	18.00
Bedroom	11'3"	10'00"	112.50
Kitchen	10'00"	10'00"	100.00
Passage	8'00"	3'00"	24.00
Other Composition :			
Dry Balcony	6'00"	2'1"	12.50