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    },
    "firstName": "Punit",
    "type": "CREDITOFFICER",
    "_id": "6698dd71e4681c3f5822a92c",
    "email": "sbi.06613@sbi.co.in",
    "lastName": "P.Lohia",
    "mobileNo": "",
    "workMobileNo": "8625914492"
  },
  "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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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000279",
  "type": "BRANCH",
  "name": "Industrial Finance Branch Sakinaka",
  "email": "sbi.06613@sbi.co.in",
  "mobileNo": "02228527554",
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  "address": "1st Floor, Lekhraj Bhawan, Sakivihar Road, Andheri (East), Mumbai -
400072, State - Maharashtra, Country - India",
  "ledgerName": "",
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  "label": "Land & Building / Immovable Property"
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  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
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"rateVerifier": {
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
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    "firstName": "Manoj",
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    "lastName": "Chalikwar",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "",
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Kota Flooring"
  },
  "doors": {
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    "label": "MS Rolling Shutter"
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  "windows": {
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    "label": "N.A."
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "east": "St. Pius College"
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  "asPerDocumentAgreement": {
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    "east": "Information not available"
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      "east": "Marginal Space",
      "south": "Marginal Space",
      "west": "Staircases"
    },
    "asPerDocument": {
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    "auto": {
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    },
    "privateCars": {
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  "extraDetailOfProperty": "The composition of Industrial Gala is having large working area with cabin & Store.",
  "dateOfIssusApprovePlan": "As Building Completion Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
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  "depreciationPercentage": "79.71428571428571",
  "depreciationRatioOfBuilding": "",
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  "buildingServicesDepreciatedRate": "1992.8571428571427",
  "depreciatedCostOfConstruction": "25007.14",
  "depreciatedBuildingRate": "507.14285714285734"
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"propertyName": "Industrial Gala",
"rate": "142760",
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"squareMeterGuideLineRate": "142760.00",
"squareFeetGuideLineRate": "13263.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "38",
  "rate": "8693.00",
  "squareFeetGuideLineRate": "8693.00",
  "squareMeterGuideLineRate": "93569.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
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    "label": "Industrial"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
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  "meterCardHolderName": "Express Industries",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "in the name of Kridha Plywood",
  "maintenanceOfFlat": "Normal"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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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"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "1962",
    "fullDate": "1/1/1962"
  },
  "planningArea": {
    "value": "Industrial",
    "label": "Industrial"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Normal"
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  "label": "Information Not Available"
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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"provisionOfFirefighting": {
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  "label": "Information not available"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "62",
"totalLifeBuilding": "70",
"estimatedAge": "8",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "1",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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routeMap_1734161721036_Image.png",
    "routeLat": "19.169997",
    "routeLng": "72.856616",
    "stationName": "Aarey",
    "routeDistance": "600m",
    "routeStation": {
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    }
  }
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},
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  "finallatlng": false
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    "name": "mqvjvh",
    "image": "cases/675c063d74fe66bd67c46e93/
routeMap_1734162705136_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"outward": {
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"underConstruction": {
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    "floorsCompleted": "",
    "percentage": "0.00",
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  "status": false
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  "label": "External Plastering",
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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"status": false
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"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"label": "External Development & Final Finishing",
"floorsCompleted": "",
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"isHideFloor": true,
"status": false
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      "path": "cases/675c063d74fe66bd67c46e93/externallmg_r_1734160986934_externallmg_r_1734147174025_TimePhoto_20241213_180058.jpg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [
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      "path": "cases/675c063d74fe66bd67c46e93/externallmg_r_1734160969603_externallmg_r_1734147153594_TimePhoto_20241213_174605.jpg",
      "orientation": "portrait"
    }
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  "externalPhotos": [
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      "path": "cases/675c063d74fe66bd67c46e93/externallmg_r_1734160986972_externallmg_r_1734147174098_TimePhoto_20241213_174536.jpg",
      "orientation": "portrait"
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      "status": false,
      "_id": "675d325b7e4dc2bd6efbc631",
      "name": "externallmg_r_1734160986915_externallmg_r_1734147173997_TimePhoto_20241213_180057.jpg",

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    "path": "cases/675c063d74fe66bd67c46e93/externallmg_r_1734160969693_externallmg_r_1734147153676_TimePhoto_20241213_174642.jpg",
    "orientation": "portrait"
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"compositionImages": [
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    "_id": "675d324b74fe66bd67c4d936",
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    "path": "cases/675c063d74fe66bd67c46e93/externallmg_r_1734160969788_externallmg_r_1734147153757_TimePhoto_20241213_174944.jpg",
    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Working Area",
    "path": "cases/675c063d74fe66bd67c46e93/externallmg_r_1734160986745_externallmg_r_1734147173870_TimePhoto_20241213_175017.jpg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "675d325b7e4dc2bd6efbc62b",
    "name": "Working Area",
    "path": "cases/675c063d74fe66bd67c46e93/externallmg_r_1734160986753_externallmg_r_1734147173870_TimePhoto_20241213_175017.jpg",
    "orientation": "portrait"
  }
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nallmg_r_1734147173984_TimePhoto_20241213_175844.jpg",
  "orientation": "portrait"
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"indicatorRange": {
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    "max": "33730.00"
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  "builtUpRateRange": {
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    "max": "28109.00"
  },
  "saleableRateRange": {
    "min": "20022.00",
    "max": "23424.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "showcases": {
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"quantity": "0.00",
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"status": true,
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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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  "quantity": "0.00",
  "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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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "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",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
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"finalValuationArea": "1750.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "675c063d74fe66bd67c46e93",
"ownerName": "Mrs. Meena Narayan Goenka",
"ownerPhoneNo": "9324507939",
"appAddress": "Gala no 6, Ground floor, Vikas estate, Near Virvani estate,
Vishweshwar Nagar, off aarey road, Goregaon East, Mumbai 400063",
"remark": "Urgent basis required \nToday visit ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Dharmendra Venibhai Purohit, Proprietor of a Proprietorship Firm M/
s. Express Industries",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Meena Narayan Goenka & Mr. Nitin Narayan Goenka",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "4870/2020"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "983249",
    "path": "cases/675c063d74fe66bd67c46e93/
document_1734084182467_1734084179761_Meena_Narayan.pdf",
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"fileName": "document_1734084182467_1734084179761_Meena_Narayan.pdf"
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{
  "documentType": {
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    "label": "Building Completion Certificate"
  },
  "inputs": {
    "documentDate": "29/03/1963",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "EX/GB/312/III"
},
"isHardCopy": false,
"displayStatus": false,
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"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Thu Dec 26 2024 12:17:34 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1249aa6d152c1801b2f3",
    "label": "Electricity Bill"
  },
  "inputs": {
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    "number": {
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      "label": "CA No"
    }
  },
  "CA_No": "102696541"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1735215593370_Electricity_Bill.pdf",
"path": "cases/675c063d74fe66bd67c46e93/
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"id": "532369",
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"createdAt": "Thu Dec 26 2024 12:19:53 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "Maintenance Bill"
  },
  "inputs": {
    "documentDate": "01/10/2024",
    "remark": "in the name of Meena Narayan Goenka & Nitin Narayan Goenka issued
by Sanjiv P Walia, Owner",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "VNA-059/2024-25"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1735215736293_maitenance_Bill.pdf",
  "path": "cases/675c063d74fe66bd67c46e93/
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  "id": "780330",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Thu Dec 26 2024 12:22:16 GMT+0000 (Coordinated Universal Time)"
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"caseNumber": "013062",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "624402",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Dec 13 2024 10:02:37 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Meena Narayan Goenka",
    "phone": "9324507939",
    "ownershipShare": "",
    "email": "",
    "id": "206603"
  }
],
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{
  "name": "Mr. Nitin Narayan Goenka",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "234014"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "440675",
    "name": "Working Area",
    "length": "50.08",
    "length1": "50",
    "length2": "1",
    "width": "33.50",
    "width1": "33",
    "width2": "6",
    "totalArea": "1677.79",
    "images": [],
    "extraAreas": [],
    "finalArea": "1677.79"
  }
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
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      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "695789",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "1750",
    "squareMeterArea": "162.58",
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"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBuiltupPercentage": "",
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"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "1050.00",
"squareMeterArea": "97.55",
"expectedRate": "32000.00",
"percentage": ""
},
"builtUpArea": {
"area": "1260.00",
"squareMeterArea": "117.06",
"expectedRate": "26666.67",
"percentage": "20"
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"saleableArea": {
"area": "1512.00",
"squareMeterArea": "140.47",
"expectedRate": "22222.22",
"percentage": "20"
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"printlnReport": true,
"_id": "676d1b64571f8fa9322749ca",
"property": "Industrial Gala",
"area": "1260",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "square_yards",
"expectedPrice": "33600000",
"expectedRate": "32000.00",
"builtUpExpectedRate": "33600000",
"image": "cases/675c063d74fe66bd67c46e93/
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"squareMeter": "117.06",
"id": "445172"
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  "carpetArea": {
    "area": "385.42",
    "squareMeterArea": "35.81",
    "expectedRate": "33729.44",
    "percentage": ""
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  "builtUpArea": {
    "area": "462.50",
    "squareMeterArea": "42.97",
    "expectedRate": "28108.11",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "555.00",
    "squareMeterArea": "51.56",
    "expectedRate": "23423.42",
    "percentage": "20"
  },
  "printlnReport": true,
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  "property": "Industrial Gala",
  "area": "555",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Saleable",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "13000000",
  "expectedRate": "23423.423423423425",
  "builtUpExpectedRate": "28108.11",
  "image": "cases/675c063d74fe66bd67c46e93/
indicator_1735203138690_Image.png",
  "squareMeter": "51.56",
  "id": "309839"
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{
  "carpetArea": {
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    "squareMeterArea": "44.13",
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    "percentage": ""
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    "area": "570.00",
    "squareMeterArea": "52.95",
    "expectedRate": "26315.79",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "63.55",
    "expectedRate": "21929.82",
    "percentage": "20"
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  "printlnReport": true,
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  "property": "Industrial Gala",
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  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "15000000",
  "expectedRate": "31578.95",
  "builtUpExpectedRate": "15000000",
  "image": "cases/675c063d74fe66bd67c46e93/
indicator_1735203189315_Image.png",
  "squareMeter": "52.95",
  "id": "782497"
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  "carpetArea": {
    "area": "1050.38",
    "squareMeterArea": "97.58",
    "expectedRate": "31988.42",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1260.45",
    "squareMeterArea": "117.10",
    "expectedRate": "26657.15",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1512.54",
    "squareMeterArea": "140.52",
    "expectedRate": "22214.29",
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    "percentage": "20"
  },
  "printlnReport": true,
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  "property": "Industrial Gala",
  "area": "1260.45",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "33600000",
  "expectedRate": "31988.42",
  "builtUpExpectedRate": "33600000",
  "image": "cases/675c063d74fe66bd67c46e93/
indicator_1735203242549_Image.png",
  "squareMeter": "117.10",
  "id": "356893"
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{
  "carpetArea": {
    "area": "763.07",
    "squareMeterArea": "70.89",
    "expectedRate": "28830.91",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "915.68",
    "squareMeterArea": "85.07",
    "expectedRate": "24025.86",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1098.82",
    "squareMeterArea": "102.08",
    "expectedRate": "20021.48",
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Vishweshwar Nagar, Off Aarey Road, Village - Pahadi , Municipality Ward No. P/South,
Taluka - Borivali, District - Mumbai Suburban, Goregaon (East), Mumbai, PIN - 400
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Other Composition :			