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{
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    "firstName": "Ravindra Sir",
    "type": "CREDITOFFICER",
    "_id": "635f732fe363ef22db2f1c80",
    "lastName": "sir",
    "mobileNo": "",
    "email": "1sbi.14677@sbi.co.in",
    "workMobileNo": "7738642220"
  },
  "fees": {
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Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "name": "State Bank of India",
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  "type": "BRANCH",
  "name": "HLC CBD Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
  "alternateMobileNo": "",
  "address": "Home Loan Centre, Belapur , Tower No 4, 5th floor , CBD Belapur
Railway station Complex , CBD Belapur - 400614",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"type": "EMPLOYEE",
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  "lastName": "Kasare",
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  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
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  "workWithDocumentMaker": ""
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  "role": "MAKER+CHECKER",
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  "value": "B (Tower)",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "label": false
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  "label": true
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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": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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    "label": "Proposed Cement Plastering"
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Navi Mumbai Municipal Corporation"
  }
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},
"whetherCoveredUnderAnyState": {
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  "west": "Service Road",
  "south": "Under Construction Building",
  "east": "Sector 6 Nerul Road"
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"asPerDocumentAgreement": {
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  "west": "Road (R/W 15 meter)",
  "south": "Plot No. R-3/B",
  "east": "Road (R/W 15 meter)"
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  "asPerActual": {
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    "east": "Flat No. 1401",
    "south": "Marginal Space",
    "west": "Marginal Space"
  },
  "asPerDocument": {
    "north": "Marginal Space",
    "east": "Flat No. 1401 / Lift / Staircase",
    "south": "Marginal Space",
    "west": "Marginal Space"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "privateCars": {
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    "extraDetailOfProperty": "",
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    "empanelledOfApprovePlan": "No",
    "unauthorizedConstruction": "",
    "extraDetailOfBuilding": "",
    "compoundWall": ""
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  "apfDetails": {
    "buildings": [],
    "compositions": []
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  "compositeRate": {
    "remark": "As per site information the flat will be sold in bare shell unit. Interior work
has to be done by the individual flat owner at his own cost and as per requirement.<br /
>\n\n",
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    "salvageValue": "",
    "depreciatedCostOfConstruction": "",
    "depreciatedBuildingRate": ""
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  "igrRate": {
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    "rate": "115600",
    "landRate": "53900",
    "igrImage": "cases/677278a095b033db3f4d3ceb/igr_1735972950791_Image.png",
    "squareMeterGuideLineRate": "127160.00",
    "squareFeetGuideLineRate": "11814.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "10",
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    "rate": "115600.00",
    "squareMeterGuideLineRate": "127160.00",
    "squareFeetGuideLineRate": "11814.00"
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
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  "monthlyRent": "Rs. 1,73,000/- Expected rental income per month after completion of building.",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per NMMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "constructionWorkStatus": {
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"value": "InProgress",
"label": "Under Construction"
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"asthetikLook": {
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"date": "",
"month": "1",
"year": "2025",
"fullDate": "1/1/2025"
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"label": "Residential"
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"label": "R.C.C. Framed Structure"
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"label": "R.C.C. Foundation"
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"label": "Information Not Available"
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"value": "Standard",
"label": "Standard"
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"label": "Designed as per I.S. codes"
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
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"value": "Good",
"label": "Good"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
"value": "New_Building",
"label": "New Building"
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"visibleDamageInBuilding": {
"value": "New_Building",
"label": "New Building"
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
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"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
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"isSiteVisitAllowed": true,
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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routeMap_1735887408609_Image.png",
    "routeLat": "19.040540",
    "routeLng": "73.009156",
    "stationName": "Nerul",
    "routeDistance": "1.5 km.",
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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    0
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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"locationMapImg": [
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"totalextraCollapsibleGatesRate": "0",
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"datetime": "2025-01-04T08:36:58.000Z"
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  "status": false
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    "orientation": "portrait"
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"compositionImages": [
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  "orientation": "portrait"
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},
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llmg_1735876099035_IMG20250103WA0091.jpg",
    "orientation": "portrait"
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  "carpetRateRange": {
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    "max": "32174.00"
  },
  "builtUpRateRange": {
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    "max": "29250.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "isEditable": false
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    "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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  "status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "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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"totalValues": {
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  "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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"type": "CASE",
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  "value": "LEAD"
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"finalValuationArea": "3141.00",
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "ATTACHSIGN",
"paymentStatus": "PENDING",
"invoiceIds": [],
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"_id": "677278a095b033db3f4d3ceb",
"ownerName": "Mrs. Preeti Kumari Amar",
"ownerPhoneNo": "9869680015",
"appAddress": "flat no .1402. 14 th floor Bldg tower B palms phase 11 plot no R 3 /A
sector no 14 Nerul ",
"remark": "Bankar Lalit Kumar Tiwari ",
"documents": [
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Regency INC, a partnership firm",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mrs. Preeti Kumari Amar & Mr. Amrendra Kumar Amar",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
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      "Registration_No": " 21926/2024"
    },
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an_branch__Lalit_Tiwari_Sir.pdf"
},
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},
"inputs": {
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"value": "Navi_Mumbai_Municipal_Corporation.",
"label": "Navi Mumbai Municipal Corporation."
},
"number": {
"value": "No",
"label": "No"
},
"No": " NMMC/TPO/BP/1341/2022"
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ncement_Certificates__NA_Order_for_plotted_development.pdf",
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der_for_plotted_development.pdf"
},
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"inputs": {
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"number": {
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"label": "No"
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"isHardCopy": false,
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    "label": "Approved Building Plan"
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      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
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      "label": "No"
    },
    "No": " NRV/1341"
  },
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  "fileName": "document_1735973945471_Approved_Plan_1.pdf"
}
],
"caseNumber": "013400",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "487807",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 30 2024 10:40:32 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Preeti Kumari Amar",
    "phone": "9869680015",
    "ownershipShare": "",
    "email": "",
    "id": "181157"
```

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},
{
  "name": "Mr. Amrendra Kumar Amar",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "908572"
}
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "name": "Toilet",
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    "length1": "3",
    "length2": "10",
    "width": "6.75",
    "width1": "6",
    "width2": "9",
    "totalArea": "25.87",
    "images": [],
    "extraAreas": [],
    "finalArea": "25.87"
  },
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      "label": "Square Feet"
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    "length": "6.75",
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    "length2": "9",
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    "width1": "7",
    "width2": "8",
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"finalArea": "51.75"
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  "name": "Passage",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "14.08",
  "width1": "14",
  "width2": "1",
  "totalArea": "154.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "154.92"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "12.92",
  "length1": "12",
  "length2": "11",
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  "width1": "4",
  "width2": "7",
  "totalArea": "59.20",
  "images": [],
  "extraAreas": [],
  "finalArea": "59.20"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "10.75",
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"width2": "5",
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"images": [],
"extraAreas": [],
"finalArea": "58.23"
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  "name": "Passage",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
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  "width1": "3",
  "width2": "10",
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  "images": [],
  "extraAreas": [],
  "finalArea": "17.89"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.75",
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  "width2": "9",
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  "extraAreas": [],
  "finalArea": "196.81"
},
}
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    "label": "Square Feet"
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  "name": "Living Room",
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  "width2": "6",
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  "images": [],
  "extraAreas": [],
  "finalArea": "632.67"
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    "label": "Square Feet"
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  "length1": "8",
  "length2": "00",
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  "totalArea": "89.33",
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  "extraAreas": [],
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    "label": "Square Feet"
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  "length2": "00",
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  "width2": "00",
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  "extraAreas": [],
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  "length1": "6",
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  "width": "",
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  "extraAreas": []
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{
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  "name": "Bedroom",
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  "length1": "18",
  "length2": "4",
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  "width1": "12",
  "width2": "1",
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  "images": [],
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  "finalArea": "221.53"
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  "length2": "4",
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  "length1": "8",
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  "width2": "6",
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  "images": [],
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  "finalArea": "54.71"
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  "length1": "12",
  "length2": "8",
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  "width2": "4",
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  "images": [],
  "extraAreas": [],
  "finalArea": "257.55"
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{
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    "label": "Square Feet"
  }
}
```

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  "length2": "10",
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  "width2": "8",
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  "finalArea": "187.89"
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    "label": "Square Feet"
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  "length1": "12",
  "length2": "6",
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  "width2": "7",
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  "images": [],
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  "finalArea": "169.79"
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      "value": "Carpet"
    },
    "name": {
      "label": "Terrace Area",
      "value": "Terrace_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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  "width": "17.00",
  "width1": "17",
  "width2": "00",
  "totalArea": "85.00",
  "images": [],
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  "percentage": "100"
},
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    "value": "Carpet"
  },
  "name": {
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    "value": "Terrace_Area"
  },
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    "label": "Square Feet"
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  "length": "5.00",
  "length1": "5",
  "length2": "00",
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  "width1": "11",
  "width2": "7",
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  "images": [],
  "extraAreas": [],
  "finalArea": "57.92",
  "percentageBeforeTotal": "57.92",
  "percentage": "100"
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{
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    "label": "Carpet",
    "value": "Carpet"
  }
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},
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  "value": "Terrace_Area"
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  "label": "Square Feet"
},
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    "value": "Carpet"
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    "value": "Terrace_Area"
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  "measurementType": {
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    "label": "Square Feet"
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"percentage": "100"
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    "label": "Agreement for sale"
  },
  "docMeasurementType": {
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    "label": "Square Feet"
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  "id": "132170",
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  "totalAreaDocument": "3141",
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  "docFinalBuiltUp": "3455.1",
  "docFinalBuiltUpSquareMeter": "320.991",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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],
"images": [],
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    "squareMeterArea": "334.45",
    "expectedRate": "28333.33",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "367.90",
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  "saleableArea": {
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  "floor": "",
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  "expectedPrice": "102000000",
  "expectedRate": "28333.33",
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  "builtUpArea": {
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    "squareMeterArea": "176.28",
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    "percentage": "10"
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"area": "3121.00",
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"builtUpArea": {
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"areaType": "Carpet",
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    "squareMeterArea": "291.81",
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    "expectedRate": "18416.25",
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  "expectedRate": "20257.88",
  "builtUpExpectedRate": "18416.25",
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3WA0096.jpg",
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mg_1735876060739_IMG20250103WA0096.jpg",
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},
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  "path": "cases/677278a095b033db3f4d3ceb/externallmg_1735886890522_externallmg_1735876082517_IMG20250103WA0108.jpg",
  "orientation": "portrait"
},
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  "orientation": "portrait"
}
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    "path": "cases/677278a095b033db3f4d3ceb/externalDocuments/1736159017044_Preeti_Kumari_Amar.pdf",
    "size": "5841720",
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      "label": "Final PDF Report"
    },
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  },
  {
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    "path": "cases/677278a095b033db3f4d3ceb/externalDocuments/1736162569861_Valuation_Report_Preeti_Kumari_Amar.pdf",
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      "_id": "5f2bdee67813470eb443deb4",
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      "gstNo": "18AABCT3518Q1ZZ",
      "panNo": "ABCDE1234A",
      "email": "vastukalamumbai@vastukala.com",
      "phone": "9819670183",
      "address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E),
Mumbai - 400 093",
      "shortName": "VCIPL",
      "type": "ORGANIZATION",
      "city": "Mumbai",
      "ownerEmail": "umang@vastukala.org",
      "ownerName": "Umang Patel"
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      "documentDate": true,
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      "nameOfApprovingAuthority": false,
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_2_Commencement_Certificates__NA_Order_for_plotted_development.pdf",
    "size": "449422",
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    "size": "5188508",
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"lastName": "Sarmalkar",
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},
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"display": true,
"status": true,
"_id": "6774c620eff345c02f6ff226",
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        "lastName": "Sarmalkar",
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  "createdAt": "2025-01-06T10:03:33.788Z"
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    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
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  "status": true,
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},
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
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    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/  
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  "workType": "CHECKER",  
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  "status": true,  
  "_id": "6791efef22c790429f694d29",  
  "note": "change in value (Task Reopen)",  
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  "createdAt": "2025-01-23T07:29:51.042Z"  
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    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/  
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    "lastName": "Moozhickal",  
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/  
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"createdAt": "2024-12-30T10:40:33.009Z",
"updatedAt": "2025-01-27T04:56:34.415Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 1402, 14th Floor, Wing - B (Tower), Regency Palms
Phase - II, Plot No. R-3/A, Sector 14, TTC Industrial Area, Palm Beach Road, Village -
Sarsole, Taluka - Thane, District - Thane, Nerul, Navi Mumbai, PIN - 400 706, State -
Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "60b7189d2ffdf65bcd65882b",
"contactPersonName": "Mr. Pravin ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Sales Person",
"reald": "",
"siteVisitContactNo": "9324149916",
"reportGeneratedDate": "Sat Jan 04 2025 00:00:00 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-01-03",
"builtupPercentage": "10",
"carpetTotal": "2585.42",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 2,795.00\nBalcony Area in Sq. Ft. =
346.00\n<br />\nAll the above areas are within 7% of the Agreement for Sale Area. The
above calculations and detailed measurements taken by us prove that the Agreement
for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the
Agreement for Sale area.\n",
"finalBuiltupArea": "3202.98",
"finalCarpetArea": "2911.80",
"finalSalableArea": "3202.98",
"otherCarpetTotal": "326.38",
"salablePercentage": "0",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 2585.42\nAttached Terrace Area
in Sq. Ft. = 326.38\n<br />\n",
"toBeAdded": "",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"finalMeasurementType": "Sq. Ft.",
"finalSaleablePercentage": "0",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 3141.00",
"buildingServicesRate": "2600",
"flatRate": "21500",
"landOtherRate": "18900",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "4 Bedroom + Living Room + Kitchen + 5 Toilet + Servent
Room + 6 Passage + Dining",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "326.38",
"otherCompositionSaleableTotal": "0.00",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
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  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
}
}

```

Name	Length	Width	Total
Composition :			
Toilet	3'10"	6'9"	25.87
Servent Room	6'9"	7'8"	51.75
Passage	11'00"	14'1"	154.92
Passage	12'11"	4'7"	59.20



Toilet	10'9"	5'5"	58.23
Passage	4'8"	3'10"	17.89
Bedroom	11'9"	16'9"	196.81
Living Room	17'4"	36'6"	632.67
Dining	8'00"	11'2"	89.33
Passage	14'1"	4'6"	63.37
Bedroom	16'00"	12'00"	192.00
Toilet	6'4"	8'2"	51.72
Passage	8'3"	6'00"	49.50
Bedroom	18'4"	12'1"	221.53
Toilet	8'4"	6'1"	50.69
Passage	8'5"	6'6"	54.71
Bedroom	12'8"	20'4"	257.55
Toilet	14'10"	12'8"	187.89
Kitchen	12'6"	13'7"	169.79
Other Composition :			
Terrace Area	5'00"	17'00"	85.00
Terrace Area	5'00"	11'7"	57.92
Terrace Area	6'00"	12'00"	72.00
Terrace Area	6'3"	17'10"	111.46