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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Rajnessh ",
    "type": "CREDITOFFICER",
    "_id": "64645e68ee6a9735bf790e71",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9167940785",
    "email": "bmmsro0618@centralbank.co.in"
  },
  "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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  "type": "BANK",
  "name": "Central Bank of India",
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  "initial": "CBI",
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  "name": "Malad West Branch\t",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "bmmsro0618@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Vishnu Bhawan,Anand Road, Opp, Malad Railway Station, Malad west
Mumbai-400064\n"
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"mobileNo": "7499830659",
"shortName": "Amit",
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"siteEngineer": {
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"role": "FRONTDESK",
"firstName": "Bhavika",
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"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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"lastName": "Surve",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "value": "BANK"
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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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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "label": "Cement Plastering + POP Finish"
}
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    "label": "Middle Class"
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Open Plot ",
    "south": "Chakravarthy Ashok Internal Road",
    "east": "Chakravarthy Ashok Society"
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  "asPerDocumentAgreement": {
    "north": "CTS No. 167/12",
    "west": "CTS No. 180/B",
    "south": "CTS No. 163",

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"east": "CTS No. 167/11 & 167/13"
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"unitBoundaries": {
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    "south": "Lift & Flat No. 402",
    "west": "Marginal Space "
  },
  "asPerDocument": {
    "north": "Marginal Space ",
    "east": "Flat No. 404",
    "south": "Lift & Flat No. 402",
    "west": "Marginal Space "
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SRA / ENG / 3813 /
KE / STGL / PL / AP dated 14.02.2024 issued by SRA. ",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
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"compoundWall": ""
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  "compositions": []
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"igrRate": {
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  "rate": "154430",
  "landRate": "74990",
  "igrImage": "cases/6784cfce601c90e6961f7c9d/igr_1736920871413_Image.png",
  "squareMeterGuideLineRate": "154430.00",
  "squareFeetGuideLineRate": "14347.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "154430.00",
  "squareMeterGuideLineRate": "154430.00",
  "squareFeetGuideLineRate": "14347.00"
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "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 SRA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Along with One Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
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  "planningArea": {
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    "label": "Residential"
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"value": "R.C.C.",
"label": "R.C.C. Framed"
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"qualityOfConstruction": {
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"label": "Good"
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"materialUsedList": {
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"label": "Good"
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"buildingSpecification": {
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"label": "Standard"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenancelssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_Possession_Letter",
  "label": "As per Possession Letter"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "12",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "627.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6784cfce601c90e6961f7c9d/
routeMap_1736928344410_Image.png",
    "routeLat": "19.106024",
    "routeLng": "72.865248",
    "stationName": "JB Nagar",
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"routeDistance": "950 Mtrs.",
"routeStation": {
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  "label": "Metro Station"
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    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": false,
  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "qa4pua",
    "name": "qa4pua",
    "image": "cases/6784cfce601c90e6961f7c9d/
routeMap_1736926761321_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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"compositionImages": []
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    "isEditable": false
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"others": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "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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"paymentStatus": "NA",
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"ownerName": "Mr. Mehul Babubhai Bhutak, Mr. Babubhai Manjibhai Bhutak & Mrs.
Waliben Babubhai Bhutak ",
"ownerPhoneNo": "9224267377",
"appAddress": "FLAT NO A/403 4TH FLOOR BLDG NO 2 A WING PERIYAR
PROJECT KNOWN SIPL SARIT PROJECT J B NAGAR ANDHERI EAST MUMBAI ",
"remark": "Urgent visit\nAndrmeda agent 9224267377",
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    "inputs": {
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Satre Infrastructure Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Mehul Babubhai Bhutak, Mr. Babubhai Manjibhai Bhutak & Mrs.
Waliben Babubhai Bhutak ",
      "number": {
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"fileName":
"document_1736756925433_1736756922865_Waliben_Bhutak_sale_agreement.pdf"
},
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  "documentType": {
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "12/09/2022",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / ENG / 3813 / KE / STGL / AP"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "createdAt": "Tue Jan 14 2025 10:38:08 GMT+0000 (Coordinated Universal Time)"
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{
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    "label": "Approved Building Plan"
  },
  "inputs": {
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  "label": "No"
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"id": "833492",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Jan 15 2025 06:49:56 GMT+0000 (Coordinated Universal Time)"
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      "label": "Slum Rehabilitation Authority (SRA)"
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    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / ENG / 3813 / KE / STGL / PL / AP"
  },
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  "displayStatus": false,
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  "uploadedBy": "62fe044a48a26047e6552796",
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},
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  "inputs": {
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    "remark": " in the name of Mr. Mehul Babubhai Bhutak, Mr. Babubhai Manjibhai
Bhutak & Mrs. Waliben Babubhai Bhutak issued by M/s. Satre Infrastructure Pvt. Ltd.
(Promoter)"
  },
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  "displayStatus": false,
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document_1736928705807_Possession_letter.pdf",
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  "uploadedBy": "62fe044a48a26047e6552796",
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"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jan 13 2025 08:33:18 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Mehul Babubhai Bhutak, Mr. Babubhai Manjibhai Bhutak & Mrs.
Waliben Babubhai Bhutak ",
    "phone": "9224267377",
    "ownershipShare": "",
    "email": "",
    "id": "228183"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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  "width": "9.33",
  "width1": "9",
  "width2": "4",
  "totalArea": "143.89",
  "images": [],
  "extraAreas": [],
  "finalArea": "143.89"
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  "length1": "9",
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  "width2": "8",
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  "extraAreas": [],
  "finalArea": "99.56"
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  "length1": "8",
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  "width1": "11",
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"extraAreas": [],
"finalArea": "102.81"
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.50",
  "length1": "4",
  "length2": "6",
  "width": "6.67",
  "width1": "6",
  "width2": "8",
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  "images": [],
  "extraAreas": [],
  "finalArea": "30.00"
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "8.67",
  "length1": "8",
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  "images": [],
  "extraAreas": [],
  "finalArea": "57.78"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
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"name": "Passage",
"length": "6.42",
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"width2": "11",
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"images": [],
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      "label": "Square Feet"
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    "name": "Extra ",
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    "width1": "1",
    "width2": "00",
    "totalArea": "12.00"
  }
],
"finalArea": "56.38"
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "3.67",
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  "width1": "7",
  "width2": "2",
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"otherComposition": [
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      "value": "Carpet"
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    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
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      "label": "Square Feet"
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    "width1": "6",
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    "images": [],
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  }
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      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "468211",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "570",
    "squareMeterArea": "52.95",
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"docFinalBuiltUp": "627",
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"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
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"images": [],
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{
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    "lastName": "Surve",
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  "workType": "RATE_VERIFY",
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"fullAddress": "Residential Flat No. 403, 4th Floor, Wing - A, Periyar , SIPL Sarit, Near
Satellite Building, J.B. Nagar, Village - Sahar, Andheri (East), Taluka - Andheri , District
- Mumbai Suburban , PIN - 400 059, State - Maharashtra, Country - India",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Mehul Babubhai Bhutak",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
"proposePurchaserName": "",
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"relationWithOwner": "Owner",
"rerald": "",
"siteVisitContactNo": "9224267377",
"builtupPercentage": "10",
"carpetTotal": "516.70",
"extendOfSiteRemark": "\nAll the above areas are within 6% 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.",
"finalBuiltupArea": "588.65",
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"finalCarpetArea": "535.14",
"finalSalableArea": "647.52",
"otherCarpetTotal": "18.44",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 517.00\nDry Balcony Area in Sq.
Ft. = 18.00\n\n",
"toBeAdded": "",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 570.00",
"flatRate": "26000",
"landOtherRate": "23000",
"shopDetails": {
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"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage",
"otherCompositionBuiltUpTotal": "0.00",
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"otherCompositionCarpetTotal": "18.44",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0"

}

Name	Length	Width	Total
Composition :			
Living Room	15'5"	9'4"	143.89
Bedroom	9'4"	10'8"	99.56
Bedroom	8'9"	11'9"	102.81
Toilet	4'6"	6'8"	30.00
Kitchen	8'8"	6'8"	57.78
Passage	6'5"	6'11"	44.38
Toilet	3'8"	7'2"	26.28
Other Composition :			
Dry Balcony Area	2'8"	6'11"	18.44