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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "firstName": "Nitesh",
    "type": "CREDITOFFICER",
    "_id": "6733105fc3f75eaa95df6247",
    "email": "Nitesh.vishwakarma123@gmail.com",
    "lastName": "Vishwakarma",
    "mobileNo": "",
    "workMobileNo": "8070201610"
  },
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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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  "name": "State Bank of India",
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  "initial": "SBI",
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
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Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "email": "saurabhvelonde143@gmail.com",
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  "shortName": "SSV",
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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    "lastName": "Chalikwar",
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "label": "MHADA"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Ramakant Deshmukh Marg",
  "south": "Building No. 46",
  "east": "Eastern Express Highway"
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  "south": "Details not available ",
  "east": "Details not available "
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    "east": "Passage ",
    "south": "Lift",
    "west": "Marginal Space "
  },
  "asPerDocument": {
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  "privateCars": {
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the construction is as per Sanction Plan",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "buildings": [],
  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "24000.00",
  "depreciatedBuildingRate": "3000"
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  "landRate": "58490",
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Seller Occupied"
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  "monthlyRent": "20,000/- (Expected rental income per month)",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Shraddha Bliss Realtors LLP ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MHADA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "6\" Thk. Brick Masonery"
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"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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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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  "label": "Good"
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"buildingSpecification": {
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"structuralSafety": {
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"protAgainstNatDis": {
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"maintenanceOfTheBuilding": {
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  "label": "No"
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  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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    "label": "As per occupancy certificate"
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  "flatFloorNo": "2",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "7"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1740227193842_Image.png",
    "routeLat": "19.114417",
    "routeLng": "72.934139",
    "stationName": "Vikhroli ",
    "routeDistance": "1.2 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "name": "86ifb",
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    "totalFairMarketValue": ""
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  "realizableValuePercentage": "90",
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"finalValue": "9408000.00"
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"outward": {
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},
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    "status": true
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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    "status": false
  },
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
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  "isHideFloor": true,
  "status": false
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  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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"reportImages": {
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/67a48773c6108fdeef49b92a/
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    "orientation": "portrait"
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    "path": "cases/67a48773c6108fdeef49b92a/
externallmg_1740227397997_Picture1.jpg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1739301676832_1739301672161_image_7.jpeg",
    "path": "cases/67a48773c6108fdeef49b92a/
externallmg_1739301676832_1739301672161_image_7.jpeg",
    "orientation": "portrait"
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"compositionImages": []
},
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    "min": "21914.00",
    "max": "24584.00"
  }
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"builtUpRateRange": {
  "min": "19922.00",
  "max": "22349.00"
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"saleableRateRange": {
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  "max": "0.00"
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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"status": true,
"isEditable": true
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  "status": true,
  "isEditable": true
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  "status": true,
  "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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  "ratePerUnit": "0.00",
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  "status": true,
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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",
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  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "392.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67a48773c6108fdeef49b92a",
"ownerName": "Mrs. Sangita Siddharth Ranshewre & Mr. Prasad Siddharth
Ranshewre",
```

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"ownerPhoneNo": "8286083754",
"appAddress": "Flat no. 202, 2nd Floor, GS-47 Avenue Building, Tagore Nagar Ganesh
sadan CHS, Vikhroli East ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "15/02/2025",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mrs. Sarita Shital Kanvinde",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Sangita Siddharth Ranshewre & Mr. Prasad Siddharth
Ranshewre",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "3123 / 2025"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "101836",
    "path": "cases/67a48773c6108fdeef49b92a/document_1738835775534_173883577
4212_DraftAgreement_for_SaleSangita_Ranshewre_202_47th_Avenue_Building.pdf",
    "fileName": "document_1738835775534_1738835774212_DraftAgreement_for_Sale
Sangita_Ranshewre_202_47th_Avenue_Building.pdf"
  },
  {
    "documentType": {
      "label": "Occupancy Certificate",
      "value": "60ae124baa6d152c1801b2fd"
    },
    "inputs": {
      "documentDate": "14/07/2023",
      "nameOfApprovingAuthority": {
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    "label": "Maharashtra Housing And Area Development Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "MH / EE / (B.P) / GM / MHADA - 8 / 510 / 2023"
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"displayStatus": false,
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document_1738835863423_1738835861873_Full_OC_47_TG.pdf",
"fileName": "document_1738835863423_1738835861873_Full_OC_47_TG.pdf"
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{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "102131211281 dated 28.01.2025 in the name of Shraddha Bliss Realtors
LLP issued by Adani Electricity"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/67a48773c6108fdeef49b92a/
document_1740210724584_Electrciity_Bill.pdf",
"id": "797766",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Feb 22 2025 07:52:05 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "014170",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "189776",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 06 2025 09:57:07 GMT+0000 (Coordinated Universal Time)"
  }
]
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}
],
"owners": [
  {
    "name": "Mrs. Sangita Siddharth Ranshewre & Mr. Prasad Siddharth Ranshewre",
    "phone": "8286083754",
    "ownershipShare": "",
    "email": "",
    "id": "897849"
  }
],
"proposePurchasers": [
  {
    "name": "Mrs. Sangita Siddharth Ranshewre & Mr. Prasad Siddharth Ranshewre "
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "589816",
    "name": "Living Room",
    "length": "11.50",
    "length1": "11",
    "length2": "6",
    "width": "6.58",
    "width1": "6",
    "width2": "7",
    "totalArea": "75.71",
    "images": [],
    "extraAreas": [],
    "finalArea": "75.71"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Dining",
    "length": "9.00",
    "length1": "9",
    "length2": "00",
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"width": "9.92",
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"width2": "11",
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"extraAreas": [],
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "8.50",
  "width1": "8",
  "width2": "6",
  "totalArea": "82.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "82.17"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "13.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.25"
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{
  "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "28.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Kitchen",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "8.58",
  "width1": "8",
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"width2": "7",
"totalArea": "51.50",
"images": [],
"extraAreas": [],
"finalArea": "51.50"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "704769",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "392",
  "squareMeterArea": "36.42",
  "docFinalBuiltUp": "431.2",
  "docFinalBuiltUpSquareMeter": "40.062000000000005",
  "docBultupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "480.00",
    "squareMeterArea": "44.59",
    "expectedRate": "24583.33",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "528.00",
    "squareMeterArea": "49.05",
    "expectedRate": "22348.48",
    "percentage": "10"
  },
}
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"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"property": "GS 47, Avenue, Vikhroli East",
"area": "480",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "7",
"source": "https://www.99acres.com/",
"expectedPrice": "11800000",
"expectedRate": "24583.33",
"builtUpExpectedRate": "22348.48",
"image": "cases/67a48773c6108fdeef49b92a/
indicator_1739796609799_Image.png",
"squareMeter": "44.59",
"id": "326474"
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{
  "carpetArea": {
    "area": "392.00",
    "squareMeterArea": "36.42",
    "expectedRate": "24234.69",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "431.20",
    "squareMeterArea": "40.06",
    "expectedRate": "22031.54",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "GS 47, Avenue, Vikhroli East",
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"area": "392",
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"floor": "-",
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"expectedRate": "24234.69",
"builtUpExpectedRate": "22031.54",
"image": "cases/67a48773c6108fdeef49b92a/
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"squareMeter": "36.42",
"id": "382248"
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{
"carpetArea": {
"area": "460.91",
"squareMeterArea": "42.82",
"expectedRate": "21913.17",
"percentage": ""
},
"builtUpArea": {
"area": "507.00",
"squareMeterArea": "47.10",
"expectedRate": "19921.10",
"percentage": "10"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"property": "Tagore Nagar, Vikhroli East",
"area": "507",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "7",
"source": "Index_no.2",
"expectedPrice": "10100000",
"expectedRate": "21913.17",
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    "builtUpExpectedRate": "10100000",
    "image": "cases/67a48773c6108fdeef49b92a/
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    "squareMeter": "47.10",
    "id": "825717"
  }
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      "lastName": "Kuperkar",
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Nagar Ganesh Sadan Co-Op. Hsg. Soc. Ltd., Tagore Nagar, Village - Hariyali, Vikhroli
(East), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 083, State - Maharashtra,
Country - India",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mrs. Sarita Shital Kanvinde",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mrs. Sangita Siddharth Ranshewre & Mr. Prasad
Siddharth Ranshewre ",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Seller",
"rerald": "",
"siteVisitContactNo": "8286083754",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 392.00",
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"landOtherRate": "21000",
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Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area.",
"finalBuiltupArea": "400.27",
"finalCarpetArea": "363.88",
"finalSalableArea": "440.29",
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"salablePercentage": "10",
"siteMeasurementRemark": "\n",
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Toilet",
"finalSaleablePercentage": "0",
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Name	Length	Width	Total
Composition :			
Living Room	11'6"	6'7"	75.71
Dining	9'00"	9'11"	89.25
Bedroom	9'8"	8'6"	82.17
Passage	3'00"	4'5"	13.25

Toilet	6'00"	4'00"	24.00
Toilet	7'00"	4'00"	28.00
Kitchen	6'00"	8'7"	51.50
Other Composition :			