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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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  "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",
  "remark": "Temp",
  "status": true
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"branch": {
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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",
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  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
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  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
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  "designation": "",
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  "workWithDocumentMaker": ""
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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          "label": "Registered Valuer"
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
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  "visitedDate": [
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    "label": "Powder coated Aluminum sliding windows"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Panvel Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Slum Area",
    "south": "Road",
    "east": "Slum Area"
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  "asPerDocumentAgreement": {
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    "west": "Plot No. 64 (As per RERA)",
    "south": "5 M Pathway (As per RERA)",
    "east": "Plot No. 65B (As per RERA)"
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      "south": "Flat No. 403",
      "west": "Fire Lift / Lobby / Staircase"
    }
  }
}
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      "west": "Fire Lift / Lobby / Staircase"
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    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "+ Dry Balcony & Flowerbed Area.",
  "dateOfIssusApprovePlan": "Approved Building Plan No. PMC/NRV/16116/491/2023 dated 27.02.2023 issued by Panvel Municipal Corporation.",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"apfDetails": {
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  "compositions": []
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "squareMeterGuideLineRate": "73400.00",
  "squareFeetGuideLineRate": "6819.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "73400.00",
  "squareFeetGuideLineRate": "6819.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
  "monthlyRent": "13,000/- (Expected rental income per month after completion\n\nof construction works)",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per local norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Covered Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenancelssues": {
  "value": "New_Building",
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  "label": "New Building"
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"systemOfAirConditioning": {
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"label": "No"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "452.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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    "routeLng": "73.091054",
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    "routeDistance": "1.6 km. ",
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      "label": "Railway Station"
    }
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    "name": "8xew6f",
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  }
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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    "floorsCompleted": "Complete",
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    "floorsCompleted": "9",
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"isHideFloor": false,
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  "status": true
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  "floorsCompleted": "9",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "9",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
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"floorsCompleted": "",
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"isHideFloor": true,
"status": true
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "orientation": "portrait"
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      "path": "cases/67ac7f17d716769af0d5ba6d/externallmg_1739523267015_externalimg_1739504734190_IMG20250214WA0006.jpg",
      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": [
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    "name": "Living Room",
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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      "name": "Living Room",
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      "orientation": "portrait"
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  "builtUpRateRange": {
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    "max": "14127.00"
  },
  "saleableRateRange": {
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    "max": "9564.00"
  }
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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,
"isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": 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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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "title": "Potential value, if any",
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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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  "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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"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"taskStatus": {
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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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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67ac7f17d716769af0d5ba6d",
"ownerName": "Mr. Ganpat Keshav Dama",
"ownerPhoneNo": "9819605552",
"appAddress": "flat no 402 .4th floor Bldg no chaitanya parshuram complex plot no
64B sector no 14 Kamothe ",
"remark": "Bankar Lalit Tiwari sir ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "08/02/2025",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Chaitanya Developer",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Ganpat Keshav Dama & Mrs. Suwarna Ganpat Dama",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": " 2467/2025"
    }
  },
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"fileName": "document_1739357971463_1739357970302_GANPAT_KESHAV_DAMA_sbi_Hlc_Belapur.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
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    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " P52000052751"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "485811",
  "path": "cases/67ac7f17d716769af0d5ba6d/document_1739532556332_P52000052751.pdf",
  "fileName": "document_1739532556332_P52000052751.pdf"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Panvel_Municipal_Corporation",
      "label": "Panvel Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " PMC/TP/Kamothe/14/64B/21-23/16116/491/2023"
  },
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der_for_plotted_development.pdf"
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    "label": "Approved Building Plan"
  },
  "inputs": {
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      "label": "Panvel Muncipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " PMC/NRV/16116/491/2023"
  },
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  "displayStatus": false,
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  "path": "cases/67ac7f17d716769af0d5ba6d/document_1739532975294_1_Building
_Plan_Approval___NA_Order_for_plotted_development.pdf",
  "fileName": "document_1739532975294_1_Building_Plan_Approval___NA_Order_f
or_plotted_development.pdf"
}
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"caseNumber": "014271",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "413821",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Feb 12 2025 10:59:35 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Ganpat Keshav Dama",
    "phone": "9819605552",
    "ownershipShare": "",
    "email": ""
  }
]
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"id": "107788"
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  "phone": "",
  "email": "",
  "ownershipShare": "",
  "panNo": "",
  "aadharNo": "",
  "id": "417075"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "801937",
    "name": "Living Room",
    "length": "9.00",
    "length1": "9",
    "length2": "00",
    "width": "16.58",
    "width1": "16",
    "width2": "7",
    "totalArea": "149.25",
    "images": [],
    "extraAreas": [],
    "finalArea": "149.25"
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  {
    "measurementType": {
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      "label": "Square Feet"
    },
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    "name": "Kitchen",
    "length": "7.33",
    "length1": "7",
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    "width": "11.42",
    "width1": "11",
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"totalArea": "83.72",
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"extraAreas": [],
"finalArea": "83.72"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "2.67",
  "length1": "2",
  "length2": "8",
  "width": "4.75",
  "width1": "4",
  "width2": "9",
  "totalArea": "12.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.67"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "22.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.50"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
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"id": "4",
"name": "Bedroom",
"length": "11.25",
"length1": "11",
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"width": "11.08",
"width1": "11",
"width2": "1",
"totalArea": "124.69",
"images": [],
"extraAreas": [],
"finalArea": "124.69"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "16",
  "percentageBeforeTotal": "16.00",
  "percentage": "100"
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{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  }
}
```



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},
"name": {
  "label": "Flowerbed",
  "value": "Flowerbed"
},
"measurementType": {
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  "label": "Square Feet"
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},
"id": "1",
"length": "4.00",
"length1": "4",
"length2": "00",
"width": "10.00",
"width1": "10",
"width2": "00",
"totalArea": "40.00",
"images": [],
"extraAreas": [],
"finalArea": "40",
"percentageBeforeTotal": "40.00",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "943297",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "411",
  "squareMeterArea": "38.18",
  "docFinalBuiltUp": "452.1",
  "docFinalBuiltUpSquareMeter": "41.998",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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"images": [],
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      "squareMeterArea": "22.72",
      "expectedRate": "15538.74",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "269.00",
      "squareMeterArea": "24.99",
      "expectedRate": "14126.39",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "property": "Chaitnya Parshuram Complex",
    "area": "269",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Built_Up",
    "floor": "Middle",
    "source": "Housing.Com",
    "expectedPrice": "3800000",
    "expectedRate": "15538.74",
    "builtUpExpectedRate": "3800000",
    "image": "cases/67ac7f17d716769af0d5ba6d/
indicator_1739612113235_Image.png",
    "squareMeter": "24.99",
    "id": "423802"
  },
  {
    "carpetArea": {
      "area": "472.00",
      "squareMeterArea": "43.85",
      "expectedRate": "13771.19",
      "percentage": ""
    }
  }
]
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},
"builtUpArea": {
  "area": "566.40",
  "squareMeterArea": "52.62",
  "expectedRate": "11475.99",
  "percentage": "20"
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"saleableArea": {
  "area": "679.68",
  "squareMeterArea": "63.14",
  "expectedRate": "9563.32",
  "percentage": "20"
},
"printInReport": true,
"_id": "67b061d5dc5b7cb7d2fa3ccc",
"property": "Kamothe Sector 14",
"area": "472",
"builtUpPercentage": "20",
"saleablePercentage": "20",
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PIN - 410 209, State - Maharashtra, India",
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"builtupPercentage": "10",
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"finalCarpetArea": "448.83",
"finalSalableArea": "493.71",
"salablePercentage": "0",
"toBeAdded": "",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "56.00",
"otherCompositionSaleableTotal": "0.00",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 392.83\nFlowerbed Area in Sq.
Ft. = 40.00\nDry Balcony Area in Sq. Ft. = 16.00\n<br />\n",
"finalAreaType": "Carpet Area",
```

```

"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalSaleablePercentage": "0",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 411.00",
"buildingServicesRate": "2600",
"flatRate": "13500",
"landOtherRate": "10900",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"reportGeneratedDate": "Sat Feb 15 2025 09:44:16 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-02-13",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
}
}

```

Name	Length	Width	Total
Composition :			
Living Room	9'00"	16'7"	149.25
Kitchen	7'4"	11'5"	83.72
Passage	2'8"	4'9"	12.67
Toilet	6'00"	3'9"	22.50

Bedroom	11'3"	11'1"	124.69
<hr/>			
Other Composition :			
<hr/>			
Dry Balcony	2'00"	8'00"	16.00
<hr/>			
Flowerbed	4'00"	10'00"	40.00
<hr/>			