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{
  "typeOfReport": {
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  "creditOfficer": {
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    },
    "firstName": "Mukund ",
    "type": "CREDITOFFICER",
    "_id": "67ad6ed419ca979ae9482ea3",
    "email": "sbi.10289@sbi.co.in",
    "lastName": "Kamble",
    "mobileNo": "",
    "workMobileNo": "9869961417"
  },
  "fees": {
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  "_id": "64b7cbabd0368073e3fa8872",
  "name": "Aurangabad Branch",
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  "email": "aurungabad@vastukala.org",
  "address": "Parimal Housing Society, N 3, Cidco, Aurangabad, Maharashtra 431003",
  "city": "Aurangabad"
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"client": {
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  "type": "BANK",
  "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 Chh. Sambhaji Nagar",
  "email": "sbi.10289@sbi.co.in",
  "mobileNo": "0240-2480915",
  "alternateMobileNo": "",
  "address": "Administrative Office, Plot NO 79, Town Centre, N-5, Town Centre, Cidco, Chh. Sambhaji Nagar, 431003",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"type": "EMPLOYEE",
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  "role": "SITEENGINEER",
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  "email": "saiprasadpatil1010@gmail.com",
  "lastName": "Patil",
  "mobileNo": "8830049996",
  "designation": "Valuation Engineer",
  "shortName": "SSP",
  "workWithDocumentMaker": "60f91822f3dd69653a5922e3",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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  "designation": ""
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"maker": {
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  "mobileNo": "9867664219",
  "designation": "",
  "shortName": "JA",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      {
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          "label": "Chartered Engineer"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
"clientType": {
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  "label": "BANK"
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    "dateTime": "2025-02-13",
    "remark": "MANUAL_IN_TASK"
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    "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "CTSNo",
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  "label": true
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  "key": "municipalityWardNo",
  "value": "K/West",
  "label": true
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  "key": "khataNo",
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  "label": false
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  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
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  "roof": {
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    "label": "R.C.C. slab"
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Bhau Tatoba Toraskar Marg",
  "south": "Nala",
  "east": "Oshiwara Police Station Road"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "east": "Passage",
    "south": "Marginal Space",
    "west": "Entry of Flat No. 801 & Passage"
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "The composition of Residential Flat is 3 Bedrooms + Living
Room+ Kitchen + Passage + 4 Toilet. (3 BHK)",
"dateOfIssusApprovePlan": "As MHADA itself is planning authority, building
construction permission is assumed to be available.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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  "remark": "",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "157160",
  "landRate": "76660",
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  "squareFeetGuideLineRate": "15331.00"
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"igrFinalRate": {
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MHADA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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"label": "Proposed 6" Thk. Brick Masonery"
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"waterTank": {
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  "label": "Municipal Water Supply"
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"pavementLaid": {
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  "label": "Proposed, Yes"
},
"carParking": "Proposed Stilt & Podium Car Parking",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Proposed_Plain_Looking",
  "label": "Proposed Plain Looking"
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"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
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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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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Information Not Available"
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"value": "Proposed_Standard",
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},
"structuralSafety": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
"value": "UnderConstruction",
"label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
"value": "UnderConstruction",
"label": "Building Under Construction"
},
"maintenancelssues": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"visibleDamageInBuilding": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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"groundStilt": {
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"label": "Stilt"
}
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},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "26",
"flatFloorNo": "8",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "1600.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1739453882801_Image.png",
    "routeLat": "19.147472",
    "routeLng": "72.832528",
    "stationName": "Oshiwara",
    "routeDistance": "550m",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  "finallatLng": false
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    "name": "rig93e",
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routeMap_1739453690382_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
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  "finaltotal": "23280000.00",
  "distressValuePercentage": "80",
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"realizableValuePercentage": "95",
"bookValue": "0",
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "30",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
  },
  "internalBrickWork": {
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    "floorsCompleted": "30",
    "percentage": "7.00",
    "isHideFloor": false,
    "status": true
  },
  "externalBrickWork": {
    "label": "External Brick Work",
    "floorsCompleted": "30",
    "percentage": "7.00",
    "isHideFloor": false,
    "status": true
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}
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},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "30",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "30",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
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"door": {
  "label": "Door",
  "floorsCompleted": "30",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
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  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "30",
  "percentage": "10.00",
  "isHideFloor": false,
  "status": true
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  "label": "Internal Painting",
  "floorsCompleted": "30",
  "percentage": "1.50",
  "isHideFloor": false,
  "status": true
},
"externalPainting": {
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  "floorsCompleted": "30",
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"percentage": "1.50",
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  "percentage": "5.00",
  "isHideFloor": false,
  "status": true
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"liftInstallation": {
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  "floorsCompleted": "3",
  "percentage": "2.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "96.00",
  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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  }
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    "path": "cases/67aeca28d716769af0d6f77d/externallmg_1739453420228_externalimg_1739440456247_IMG20250213WA0135.jpg",
    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/67aeca28d716769af0d6f77d/externallmg_1739453420248_externalimg_1739440456310_IMG20250213WA0140.jpg",
    "orientation": "portrait"
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    "name": "externallmg_1739453401189_externallmg_1739440437081_IMG20250213WA0081.jpg",
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/67aeca28d716769af0d6f77d/
externallmg_1739511662191_IMG20250213WA0072.jpg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "14103.00",
    "max": "21649.00"
  },
  "builtUpRateRange": {
    "min": "12821.00",
    "max": "19680.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
}
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}
},
"detailsOfValuation": {
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    "title": "Present value of the flat (incl. car parking, if provided)",
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    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "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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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "interiorDecorations": {
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    "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
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  "additionValueDetails": [],
  "lessValueDetails": []
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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"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "1455.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67aeca28d716769af0d6f77d",
"ownerName": "Maharashtra Housing and Area Development Authority",
"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9004188155",
"contactPersonName": "Mr. Mukund Kamble ",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
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"name": "Maharashtra Housing and Area Development Authority",
"phone": "0000000000",
"ownershipShare": "",
"email": "",
"id": "323650"
},
],
"caseReferredBy": "5ffe92d27737ca4d986b6453",
"relationWithOwner": "Representative of SBI Bank",
"fullAddress": "Residential Flat No. 801, 8th Floor, Surabhi Co-op. Hsg. Soc. Ltd.,
Village - Oshiwara, Municipality Ward No. K/West, Taluka - Andheri, District - Mumbai
Suburban, Jogeshwari (West), PIN - 400 102, State - Maharashtra, India",
"remark": "",
"documents": [
{
"documentType": {
"value": "60ae124caa6d152c1801b302",
"label": "Provisional Offer Letter"
},
"inputs": {
"documentDate": "06/01/2025",
"nameOfApprovingAuthority": {
"value": "Mumbai_Housing_and_Area_Development_Board",
"label": "Mumbai Housing and Area Development Board"
}
}
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1739512089147_Ravindra_Borde.pdf",
"path": "cases/67aeca28d716769af0d6f77d/
document_1739512089147_Ravindra_Borde.pdf",
"id": "420862",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Fri Feb 14 2025 05:48:09 GMT+0000 (Coordinated Universal Time)"
}
],
"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "Hon'ble Justice Shri. Ravindra Manoharrao Borde",
"assignmentType": {
"value": "Commercial",
"label": "Commercial"
},
"reald": "",
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "014309",
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"createdBy": "62691c48afd7d55eddecfda3",
"caseHistory": [
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    "id": "601144",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Thu Feb 13 2025 04:27:02 GMT+0000 (Coordinated Universal Time)"
  }
],
"proposePurchasers": [
  {
    "name": "Hon'ble Justice Shri. Ravindra Manoharrao Borde",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": ""
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae124caa6d152c1801b302",
      "label": "Provisional Offer Letter"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "206715",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "1455",
    "squareMeterArea": "135.17",
    "docFinalBuiltUp": "1600.5",
    "docFinalBuiltUpSquareMeter": "148.68699999999998",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
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"indicatorArr": [  
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      "percentage": ""  
    },  
    "builtUpArea": {  
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      "squareMeterArea": "33.45",  
      "expectedRate": "15277.78",  
      "percentage": "10"  
    },  
    "saleableArea": {  
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      "expectedRate": "0.00",  
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    "expectedRate": "16805.70",  
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    "id": "516217"  
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"area": "858.00",
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"percentage": "10"
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
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"areaType": "Built_Up",
"floor": "",
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"expectedRate": "14102.56",
"builtUpExpectedRate": "11000000.00",
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"id": "932167"
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  "builtUpArea": {
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    "squareMeterArea": "116.13",
    "expectedRate": "19680.00",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
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  "builtUpPercentage": "10",
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  "floor": "",
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  "expectedPrice": "24600000",
  "expectedRate": "21648.07",
  "builtUpExpectedRate": "24600000",
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  "id": "565165"
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externalImg_1739440437086_IMG20250213WA0082.jpg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/67aeca28d716769af0d6f77d/
externalImg_1739440456268_IMG20250213WA0139.jpg",
    "orientation": "portrait"
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  {
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    "status": false,
    "_id": "67adc148d716769af0d67b5e",
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externallmg_1739440456404_WhatsApp_Image_20250213_at_151607_ac203bbf.jpg",
    "orientation": "portrait"
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    "path": "cases/67aeca28d716769af0d6f77d/
externallmg_1739440456408_WhatsApp_Image_20250213_at_151607_caecea31.jpg",
    "orientation": "portrait"
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  {
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    "status": false,
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    "path": "cases/67aeca28d716769af0d6f77d/externallmg_1739453401189_externall
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  {
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Other			
Composition :			