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{
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    "RVDSValues": false
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  "toAssess": {
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
    "_id": "64bb68afa87c525d5c04ab8b",
    "firstName": "Sayali",
    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
  },
  "fees": {
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"_id": "6418456a96b58848585f8cb2",
"name": "Thane",
"email": "thane@vastukala.com",
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400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
},
"client": {
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "name": "RACPC Kalyan",
  "email": "cord.racpckalyan@sbi.co.in",
  "mobileNo": "02225140903",
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  "address": "Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan
Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103 \n\n",
  "ledgerName": "",
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"assetsClass": {
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"zone": {
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"staff": {
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"type": "EMPLOYEE",
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  "firstName": "Prakash ",
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  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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  "firstName": "Pratibha",
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  "lastName": "Sarmalkar",
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  "finalMeasurementType": "Sq. Ft.",
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  "key": "village",
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  "value": "Badlapur (East)",
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  "label": true
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  "label": false
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  "value": "",
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  "label": false
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  "label": true
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  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder Coated Aluminium Sliding"
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
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  "label": "Cement Plastering with POP false Ceiling"
}
},
"general": {
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  },
  "townplanApprovedByList": {
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    "label": "Kulgaon Badlapur Municipal Council"
  },
  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "west": "Atharv Pimputkar Apartment",
    "south": "Gaondevi Road",
    "east": "Internal Road"
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    "east": "Details not available"
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  "depreciatedBuildingRate": ""
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  "landRate": "8350",
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  "squareFeetGuideLineRate": "4181.00"
},
"igrFinalRate": {
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  "squareMeterGuideLineRate": "45000.00",
  "squareFeetGuideLineRate": "4181.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "taxPaidHolderName": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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"marketabilityList": {
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"negativeFactorsOfAffectMarketValue": "No"
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  },
  "partitions": {
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    "label": "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"
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
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  "planningArea": {
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  "label": "Information Not Available"
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
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  "label": "Information not available"
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  "label": "Connected to Municipal Sewerage System"
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  "label": "Proposed, Yes"
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"maintenanceOfTheBuilding": {
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  "value": "0",
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"groundStilt": {
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"label": "Part Ground + Part Stilt"
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"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
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"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "767.80",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
},
"routeMapImg": "cases/64da0b39ccaf1e7b7f62aa32/
routeMap_1692275265801_Image.png",
"routeLat": "19.163222",
"routeLng": "73.244000",
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"stationName": "Badlapur ",
"routeDistance": "1 KM"
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"showLocation": {
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  "finallatLng": true
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    "name": "4a6qba",
    "image": "cases/64da0b39ccaf1e7b7f62aa32/
routeMap_1692275186928_Image.png"
  }
]
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"valuation": {
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  "showcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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  "status": false
},
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "status": true
}
}
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      "orientation": "portrait"
    }
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    "orientation": "portrait"
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    "name":
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "name": "Bedroom",
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "9850848656",
"fullAddress": "Residential Flat No. 402, 4th Floor, Sachinam Co-Op. Hsg. Soc. Ltd,
Near Shankar Mandir, Plot No. 4, Gaondevi Road, Gaondevi, Village - Kulgaon, Taluka -
Ambernath, District - Thane, Badlapur (East), PIN Code – 421 503, State -
Maharashtra, India",
"remark": "",
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    "inputs": {
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      "from": {
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    "label": "Promoter"
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  "Promoter": "M/s. Shreekanth Developers ",
  "to": {
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    "label": "purchaser"
  },
  "purchaser": "Mrs. Kalyani Chandrakant Kadu & Mr. Chandrakant Dattatray Kadu"
},
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"fileName": "document_1692011195778_AGREEMENT_0001.pdf"
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    "label": "RERA Certificate"
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "No"
    },
    "No": "P51700033985"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "createdAt": "Fri Aug 18 2023 10:09:34 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
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},
"inputs": {
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    "label": "Kulgaon Badlapur Municipal Council"
  },
  "number": {
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    "label": "No"
  },
  "No": "KBNP / NRV / BP / 10105 / 2021-2022 / Unik No. 160"
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      "label": "Kulgaon Badlapur Municipal Council"
    },
    "number": {
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      "label": "Document No"
    },
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  "displayStatus": false,
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Aug 14 2023 16:38:41 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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    "name": "Mrs. Kalyani Chandrakant Kadu & Mr. Chandrakant Dattatray Kadu ",
    "phone": "9850848656",
    "ownershipShare": "",
    "email": "",
    "id": "347858"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "name": "Bedroom",
    "length": "13.00",
    "length1": "13",
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    "width": "9.00",
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    "width2": "00",
    "totalArea": "117.00",
    "images": [],
    "extraAreas": [],
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  {
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  "width2": "0",
  "totalArea": "18.00",
  "images": [],
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "18.00",
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  "width2": "00",
  "totalArea": "54.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "54.00"
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{
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    "label": "Square Feet"
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  "length": "11.00",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

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},
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  "name": "Toilet",
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Balcony Area",
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  "name": "Passage",
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  "width2": "00",
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  "extraAreas": [],
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  "width1": "9",
  "width2": "00",
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  "extraAreas": [],
  "finalArea": "144.00"
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    "label": "Square Feet"
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"extraAreas": [],
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    "label": "Square Feet"
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      "value": "Carpet"
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    "name": {
      "value": "Cupboard",
      "label": "Cupboard"
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      "label": "Square Feet"
    }
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  {
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    "label": "Cupboard"
  },
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    "label": "Square Feet"
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  "length2": "00",
  "length": "6.00",
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  "width2": "00",
  "width": "2.00",
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  "percentage": "100",
  "finalArea": "12"
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  "id": "637733",
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"siteVisitContactNo": "9850848656",
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Toilet + 2 Passage + 2 Flowered Area",
"carpetTotal": "649",
"finalMeasurementType": "Sq. Ft.",
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"otherCompositionCarpetTotal": "4.00",
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```

Sq. Ft. = 76.00\nProjection Area in Sq. Ft. = 71.00\nTotal Carpet Area in Sq. Ft. = 698.00\n(Area as per Agreement)\n\nAll the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area",

"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 549.00 \nBalcony Area in Sq. Ft. = 66.00\nFlowerbed Area in Sq. Ft. = 38.00\nTotal Carpet Area in Sq. Ft. = 653.00\n(Area as per actual site measurement)",

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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
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Bedroom	13'00"	9'00"	117.00
Balcony Area	9'0"	2'0"	18.00
Balcony Area	11'0"	3'0"	33.00
Toilet	3'0"	9'0"	27.00
Passage	3'00"	18'00"	54.00
Bedroom	11'00"	8'00"	88.00
Toilet	6'0"	5'0"	30.00
Kitchen	8'00"	8'00"	64.00
Balcony Area	8'0"	2'0"	16.00
Passage	5'00"	4'00"	20.00
Living Room	16'00"	9'00"	144.00
Flowered Area	9'00"	2'00"	18.00
Flowered Area	10'00"	2'00"	20.00

Other  
Composition :

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Cupboard	1'00"	4'00"	4.00
Cupboard	6'00"	2'00"	12.00

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