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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": false
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    "type": "CREDITOFFICER",
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    "firstName": "Neha",
    "email": "0_default_cord.21117@sbi.co.in",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-9892147204"
  },
  "fees": {
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    "propertyValue": "",
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  "organization": {
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"email": "vastukalamumbai@vastukala.com",
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Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "name": "State Bank of India",
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  "status": true
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  "type": "BRANCH",
  "name": "RASMECCC Panvel",
  "email": "cord.21117@sbi.co.in",
  "mobileNo": "02227572748",
  "alternateMobileNo": "",
  "address": "Shop No 5,Ground Floor,Sharda Terrace, Plot No 65,Sector-11,CBD
Belapur, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India",
  "ledgerName": "",
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"role": "PICKUPPERSON",
"firstName": "Ravindra",
"email": "ravindrakasare186@gmail.com",
"lastName": "Kasare",
"mobileNo": "9167204055",
"shortName": "RBK",
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"siteEngineer": {
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"role": "SITEENGINEER",
"firstName": "Rajesh",
"email": "rajeshb.ghadi@gmail.com",
"lastName": "Ghadi",
"mobileNo": "8652092666",
"designation": "",
"shortName": "RHG",
"workWithDocumentMaker": ""
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"rateVerifier": {
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"role": "MAKER+CHECKER",
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"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
}
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    "remark": ""
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  {
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    "remark": ""
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],
"visitedDate": [
  {
    "status": "COMPLETED",
    "dateTime": "2023-09-26",
    "remark": "MANUAL_IN_TASK"
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]
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "key": "country",
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    "label": false
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  "value": "6",
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  "value": "",
  "label": false
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  "label": false
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  "value": "PIN - 410 206",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Navi Mumbai",
  "label": false
}
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"flatSpecifications": {
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
  },
  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering"
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    "label": "CIDCO"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Road",
    "west": "Under Construction Building",
    "south": "Open Plot",
    "east": "Open Plot"
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  "asPerDocumentAgreement": {
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    "west": "Plot No. 341",
    "south": "Plot Nos. 345 & 346",
    "east": "Plot No. 339"
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  "unitBoundaries": {
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      "west": "",
      "south": "",
      "east": ""
    },
    "asPerDocument": {
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      "west": "",
      "south": "",
      "east": ""
    }
  }
}
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  "dateOfIssusApprovePlan": "",
  "approvePlanVerified": "",
  "empanelledOfApprovePlan": ""
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "56700",
  "landRate": "5060",
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  "squareMeterGuideLineRate": "59535.00",
  "squareFeetGuideLineRate": "5531.00"
},
"igrFinalRate": {
  "depreciationPercentage": "0",
  "rate": "56700",
  "squareMeterGuideLineRate": "59535.00",
  "squareFeetGuideLineRate": "5531.00"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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"taxPaidHolderName": "Building under Construction",
"taxAmount": "Building under Construction",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per CIDCO norms",
"tenantName": "",
"maintenanceOfFlat": "Building under Construction"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
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    "label": "Building Under Construction"
  },
  "waterTank": {
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    "label": "CIDCO"
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  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Yes",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Information Not Available"
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  "dateOfConstruction": {
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"month": "1",
"year": "2026",
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},
"planningArea": {
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building Under Construction"
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"materialUsedList": {
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  "label": "Information Not Available"
},
"buildingSpecification": {
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  "label": "Information Not Available"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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"label": "Building Under Construction"
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
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  "label": "Building Under Construction"
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"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": false,
"totalLifeBuilding": "",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "12"
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"finalPlinthArea": {
  "area": "445.50",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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    },
    "routeMapImg": "cases/651161dc0c1bfd1d9fe0cab7/
routeMap_1695798225090_Image.png",
    "routeLat": "18.963859",
    "routeLng": "73.029431",
    "stationName": "Bamandogri",
    "routeDistance": "2.6KM"
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "cmc5oy",
      "name": "cmc5oy",
      "image": "cases/651161dc0c1bfd1d9fe0cab7/
routeMap_1695797997336_Image.png"
    }
  ]
},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4536000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4536000.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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"floorsCompleted": "5",
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  "isHideFloor": false,
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},
"externalBrickWork": {
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  "isHideFloor": false,
  "status": true
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"internalPlastering": {
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  "status": false
},
"externalPlastering": {
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  "isHideFloor": false,
  "status": false
},
"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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  "status": false
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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"liftInstallation": {
  "label": "Lift Installation",
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": true,
"status": false
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  "floorsCompleted": "",
  "percentage": "23.33",
  "isHideFloor": true,
  "status": true
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  "selectedBuildUpValue": "445.50",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "path": "cases/651161dc0c1bfd1d9fe0cab7/
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      "orientation": "landscape"
    }
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  "selfieWithSiteVisitImages": [
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      "orientation": "portrait"
    }
  ],
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      "path": "cases/651161dc0c1bfd1d9fe0cab7/
externalImg_r_1695714096066_1695711403219.jpg",
      "orientation": "landscape"
    }
  ]
}
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      "orientation": "landscape"
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externallmg_r_1695714096084_1695711403230.jpg",
      "orientation": "portrait"
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  "societyNameBoardImage": [],
  "compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "11871"
  },
  "builtUpRateRange": {
    "min": "10090",
    "max": "10792"
  }
},
"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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    "isEditable": false
  },
  "wardrobes": {
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    "quantity": "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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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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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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  "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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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
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"leadType": {
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"label": "Lead",
"value": "LEAD"
},
"siteVisitType": "FULL",
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"empanelmentNo": [
  "SME/TCC/2021-22/86/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentId": [],
"_id": "651161dc0c1bfd1d9fe0cab7",
"ownerName": "Tricity Realty LLP",
"ownerPhoneNo": "9867886104",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "7045466609",
"contactPersonName": "Sunny",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Tricity Realty LLP",
    "phone": "9867886104",
    "ownershipShare": "",
    "email": "",
    "id": "121212"
  }
],
"caseReferredBy": "60b7189d2ffdf65bcd65882b",
"relationWithOwner": "Builder Person",
"fullAddress": "Residential Flat No. 612, 6th Floor, Tricity Bliss, Plot No. 340, Sector 26,
Village - Pushpak (Ulwe) / Vahal, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN -
410 206, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae124aaa6d152c1801b2f8",
      "label": "Draft Agreement"
    },
    "inputs": {
      "documentDate": "01/09/2023",
      "from": {
        "value": "Licensor",
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    "label": "Licensor"
  },
  "Licensor": "M/s. Tricity Realty LLP",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Upendra R. Golatkar & Urjita Upendra Golatkar"
},
"isHardCopy": false,
"displayStatus": true,
"id": "716985",
"path": "cases/651161dc0c1bfd1d9fe0cab7/
document_1695637767260_190522_Tripartite_Agreement.pdf",
"fileName": "document_1695637767260_190522_Tripartite_Agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CIDCO / BP-18057 / TPO (NM & K) / 2022 / 10671 "
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1695807549225_Commencement_Certificate.pdf",
  "path": "cases/651161dc0c1bfd1d9fe0cab7/
document_1695807549225_Commencement_Certificate.pdf",
  "id": "705320",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Wed Sep 27 2023 15:09:09 GMT+0530 (India Standard Time)"
},
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    "label": "Approved Building Plan"
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},
"inputs": {
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  "nameOfApprovingAuthority": {
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    "label": "CIDCO"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "CIDCO / BP-18057 / TPO (NM & K) / 2022"
},
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"displayStatus": true,
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document_1695807680538_Approved_Plan.pdf",
"id": "537762",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Wed Sep 27 2023 15:11:20 GMT+0530 (India Standard Time)"
}
],
"isUrgent": "false",
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"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "004018",
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"caseHistory": [
  {
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    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Mon Sep 25 2023 16:03:00 GMT+0530 (India Standard Time)"
  }
],
"proposePurchasers": [
  {
    "name": "Upendra R. Golatkar & Urjita Upendra Golatkar",
    "phone": "",
    "ownershipShare": "",
    "email": ""
  }
],
"siteInspection": [],
"composition": [],
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"otherComposition": [],
"externalReport": [],
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  {
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    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "921251",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "405",
    "squareMeterArea": "37.63",
    "docFinalBuiltUp": "445.5",
    "docFinalBuiltUpSquareMeter": "41.393",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
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    "property": "Flat",
    "area": "405",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "source": "Housing.Com",
    "expectedPrice": "4800000",
    "expectedRate": "11851.85",
    "builtUpExpectedRate": "10774.41",
    "image": "cases/651161dc0c1bfd1d9fe0cab7/
indicator_1695790756728_Image.png",
    "squareMeter": "37.63",
    "id": "365669"
  },
  {
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  "_id": "6513b9980c1bfd1d9fe48eb5",
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  "areaType": "Carpet",
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  "expectedPrice": "4800000",
  "expectedRate": "11870.61",
  "builtUpExpectedRate": "10791.37",
  "image": "cases/651161dc0c1bfd1d9fe0cab7/
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  "squareMeter": "37.57",
  "id": "140454"
},
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  "property": "Flat",
  "area": "405",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "9",
  "source": "Index_no.2",
  "expectedPrice": "4495000",
  "expectedRate": "11098.77",
  "builtUpExpectedRate": "10089.79",
  "image": "cases/651161dc0c1bfd1d9fe0cab7/
indicator_1695790415267_Image.png",
  "squareMeter": "37.63",
  "id": "674562"
},
{
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "4",
  "source": "Index_no.2",
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    "builtUpExpectedRate": "10089.79",
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indicator_1695790457460_Image.png",
    "squareMeter": "37.63",
    "id": "606023"
  },
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    "areaType": "Carpet",
    "floor": "7",
    "source": "Index_no.2",
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    "expectedRate": "11098.77",
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    "squareMeter": "37.63",
    "id": "411215"
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    "orientation": "landscape"
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    "path": "cases/651161dc0c1bfd1d9fe0cab7/
externalimg_r_1695714096066_1695711403219.jpg",
    "orientation": "landscape"
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]
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},
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externallmg_r_1695714096078_1695711403226.jpg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "65128b300c1bfd1d9fe2cb6d",
  "name": "externallmg_r_1695714096084_1695711403230.jpg",
  "path": "cases/651161dc0c1bfd1d9fe0cab7/
externallmg_r_1695714096084_1695711403230.jpg",
  "orientation": "portrait"
},
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  "name": "externallmg_r_1695714096089_1695711403234.jpg",
  "path": "cases/651161dc0c1bfd1d9fe0cab7/
externallmg_r_1695714096089_1695711403234.jpg",
  "orientation": "portrait"
},
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  "path": "cases/651161dc0c1bfd1d9fe0cab7/
externallmg_r_1695714096094_1695711403243.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "65128b300c1bfd1d9fe2cb70",
  "name": "externallmg_r_1695714095998_1695711403215.jpg",
  "path": "cases/651161dc0c1bfd1d9fe0cab7/
externallmg_r_1695714095998_1695711403215.jpg",
  "orientation": "portrait"
},
}
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{
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  "status": false,
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  "path": "cases/651161dc0c1bfd1d9fe0cab7/
externalimg_r_1695714096038_1695711403239.jpg",
  "orientation": "portrait"
}
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"externalDocuments": [],
"processingDocuments": [
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    "filename": "1695789372459_Calculation_2_upendra.xlsx",
    "path": "cases/651161dc0c1bfd1d9fe0cab7/
processingDocuments/1695789372459_Calculation_2_upendra.xlsx",
    "size": "16061",
    "createdAt": "Wed Sep 27 2023 10:06:12 GMT+0530 (India Standard Time)",
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  },
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    "filename": "1695789372460_igr1.pdf",
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    "size": "474055",
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1695789372539_igr3.pdf",
    "path": "cases/651161dc0c1bfd1d9fe0cab7/
processingDocuments/1695789372539_igr3.pdf",
    "size": "486019",
    "createdAt": "Wed Sep 27 2023 10:06:12 GMT+0530 (India Standard Time)",
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"uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
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processingDocuments/1695789372581_Summary__upendra.xlsx",
  "size": "2717159",
  "createdAt": "Wed Sep 27 2023 10:06:12 GMT+0530 (India Standard Time)",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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  "path": "cases/651161dc0c1bfd1d9fe0cab7/
processingDocuments/1695811367921_Final_Order_for_Plot_Transfer.pdf",
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  "createdAt": "Wed Sep 27 2023 16:13:04 GMT+0530 (India Standard Time)",
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{
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  "filename": "1695811368307_Title_Clearence_Certificate.pdf",
  "path": "cases/651161dc0c1bfd1d9fe0cab7/
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