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{
  "typeOfReport": {
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    "RVDSValues": false
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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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"name": "Thane",
"email": "thane@vastukala.com",
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400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
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"client": {
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  "name": "State Bank of India",
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  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RACPC Kalyan",
  "email": "cord.racpckalyan@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan
Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103 \n\n",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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"rateVerifier": {
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "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",
    "designation": "Registered Valuer",
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      {
        "title": {
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        "number": "CAT-I-F-1763"
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          "label": "Chartered Engineer"
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  }
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
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"location": {
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  "longitude": "73.26646956176056"
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  "value": "Thane",
  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Swami Vivekananda Nagar, Near Vasind Railway Station",
  "label": false
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  "key": "oldSurveyNumber",
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  "label": true
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  "key": "newSurveyNumber",
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  "label": false
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  "value": "",
  "label": false
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    "label": "Proposed Powder coated aluminium sliding windows"
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    "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring"
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"label": "Middle Class"
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  "label": "Thane Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Internal Road",
  "south": "Yashwantrao Residence Housing society",
  "east": "Internal Road"
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"asPerDocumentAgreement": {
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  "west": "Property of adjacent Survey Number",
  "south": "Plot No. 1, 2 & 3 of Layout",
  "east": "9 Mtr. Wide Road of Layout"
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"unitBoundaries": {
  "asPerActual": {
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    "south": "Details not available",
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "37500",
  "landRate": "2190",
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  "squareMeterGuideLineRate": "37500.00",
  "squareFeetGuideLineRate": "3484.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "37500.00",
  "squareMeterGuideLineRate": "37500.00",
  "squareFeetGuideLineRate": "3484.00"
},
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": "7000.00",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per Local norms",
  "tenantName": ""
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2026",
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  "planningArea": {
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  "label": "Proposed R.C.C. Foundation"
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  "label": "Building Under Construction"
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"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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"label": "Building Under Construction"
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"visibleDamageInBuilding": {
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  "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": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "9"
},
"finalPlinthArea": {
  "area": "475.20",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
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  },
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routeMap_1702712379890_Image.png",
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"routeLat": "19.406008",
"routeLng": "73.269478",
"stationName": "Vasind",
"routeDistance": "500M"
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"finalLatLng": {
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    null
  ],
  "type": "Point"
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"showLocation": {
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  "finallatlng": true
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    "name": "j6rd3q",
    "image": "cases/657bf5153fcadc67776b06f3/
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  }
]
},
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "2808000.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
},
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  "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
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  "fullBuildingRcc": {
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    "percentage": "30",
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    "status": true
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"isHideFloor": false,
"status": true
},
"externalBrickWork": {
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  "isHideFloor": false,
  "status": true
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "status": false
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"internalPainting": {
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  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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    "name": "Bedroom",
    "path": "cases/657bf5153fcadc67776b06f3/
externallmg_1702623704633_1702623787508_image_7.jpeg",
    "orientation": "landscape"
  }
]
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    "max": "6923"
  },
  "builtUpRateRange": {
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    "max": "6294"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "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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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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,
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"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "432.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
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"ownerName": "Mrs. Sunita Ruksharaj Katkade & Mr. Ruksharaj Ramrao Katkade",
"ownerPhoneNo": "9619700598",
"fullAddress": "Residential Flat No. 408, 4th Floor, Morya Heights, Swami Vivekananda
Nagar, Near Vasind Railway Station, Station Road, Village - Vasind, Taluka - Shahapur,
District - Thane, PIN Code - 421 601, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Moraya Developers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mrs. Sunita Ruksharaj Katkade & Mr. Ruksharaj Ramrao Katkade",
      "number": {
        "value": "No",
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    "label": "No"
  },
  "No": "5592/2023"
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"isHardCopy": false,
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "23/10/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700053294"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/657bf5153fcadc67776b06f3/
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"id": "482837",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Sat Dec 16 2023 12:41:49 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "06/07/2023",
    "remark": "issued by District Collector Office, Thane (As Download from RERA
Site)",
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"number": {
  "value": "No",
  "label": "No"
},
"No": "Revenue / K-1 / T-11 / BP / Vasind / Shahapur / SSR - 10 / 2023"
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"isHardCopy": false,
"displayStatus": true,
"id": "751249",
"path": "cases/657bf5153fcadc67776b06f3/document_1702710806750_1_Commencement_Certificates___NA_Order_for_plotted_development_4.pdf",
"fileName": "document_1702710806750_1_Commencement_Certificates___NA_Order_for_plotted_development_4.pdf"
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{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "25/03/2023",
    "remark": "Directorate of Town Planning and Pricing- State Maharashtra, Thane (As Download from RERA Site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "BS / RK / BP / Vasind / Shahapur / SSThane i 4037"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "647821",
  "path": "cases/657bf5153fcadc67776b06f3/document_1702711083010_1702706630173_plan.pdf",
  "fileName": "document_1702711083010_1702706630173_plan.pdf"
}
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"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"caseNumber": "005643",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "671017",
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Fri Dec 15 2023 12:11:25 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mrs. Sunita Ruksharaj Katkade & Mr. Ruksharaj Ramrao Katkade",
"phone": "9619700598",
"ownershipShare": "",
"email": "",
"id": "295610"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Bedroom",
"length": "0.00",
"length1": "0",
"length2": "00",
"width": "0.00",
"width1": "0",
"width2": "00",
"totalArea": "0.00",
"images": [],
"extraAreas": [],
"finalArea": "0.00"
},
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"measurementType": {
"value": "Square_Feet",
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"id": "2",
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"length": "0.00",
"length1": "0",
"length2": "00",
"width": "0.00",
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"width2": "00",
"totalArea": "0.00",
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{
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "0.00",
  "length1": "0",
  "length2": "00",
  "width": "0.00",
  "width1": "0",
  "width2": "00",
  "totalArea": "0.00",
  "images": [],
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  "finalArea": "0.00"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "0.00",
  "length1": "0",
  "length2": "00",
  "width": "0.00",
  "width1": "0",
  "width2": "00",
  "totalArea": "0.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
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{
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "0.00",
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  "length2": "00",
  "width": "0.00",
  "width1": "0",
  "width2": "00",
  "totalArea": "0.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Balcony",
  "length": "0.00",
  "length1": "0",
  "length2": "00",
  "width": "0.00",
  "width1": "0",
  "width2": "00",
  "totalArea": "0.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "40.13",
"totalAreaDocument": "432",
"docBuiltpPercentage": "10",
"docFinalBuiltp": "475.20",
"docFinalBuiltpSquareMeter": "44.15",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "412102"
}
],
"images": [],
"indicatorArr": [
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  "property": "Flat",
  "area": "474",
  "builtpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Housing.Com",
  "expectedPrice": "3000000",
  "expectedRate": "6329.11",
  "builtpExpectedRate": "5753.74",
  "image": "cases/657bf5153fcadc67776b06f3/indicator_1702706041550_Image.png",
  "squareMeter": "44.04",
  "id": "153410"
},
{
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  "property": "Flat",
  "area": "650",
  "builtpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "2",
  "source": "https://www.99acres.com/",
  "expectedPrice": "4500000",
  "expectedRate": "6923.08",
  "builtpExpectedRate": "6293.71",
  "image": "cases/657bf5153fcadc67776b06f3/indicator_1702706070410_Image.png",
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"squareMeter": "60.39",
"id": "658581"
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{
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  "property": "Flat",
  "area": "487",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "1",
  "source": "Index_no.2",
  "expectedPrice": "2975620.00",
  "expectedRate": "6110.10",
  "builtUpExpectedRate": "5554.64",
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  "squareMeter": "45.24",
  "id": "205996"
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    "status": false,
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/657bf5153fcadc67776b06f3/
externalImg_1702623702969_1702623787508_image_1.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "657bf9dd3fcadc67776b1919",
    "name": "externalImg_1702623703365_1702623787508_image_2.jpeg",
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    "path": "cases/657bf5153fcadc67776b06f3/
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    "status": false,
    "_id": "657bf9dd3fcadc67776b191a",
    "name": "externallmg_1702623703680_1702623787508_image_3.jpeg",
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externallmg_1702623703680_1702623787508_image_3.jpeg",
    "orientation": "landscape"
  },
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    "status": false,
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    "name": "externallmg_1702623703991_1702623787508_image_4.jpeg",
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externallmg_1702623703991_1702623787508_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_1702623704013_1702623787508_image_5.jpeg",
    "path": "cases/657bf5153fcadc67776b06f3/
externallmg_1702623704013_1702623787508_image_5.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
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    "path": "cases/657bf5153fcadc67776b06f3/
externallmg_1702623704361_1702623787508_image_6.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "657bf9dd3fcadc67776b191e",
    "name": "externallmg_1702623704633_1702623787508_image_7.jpeg",
    "path": "cases/657bf5153fcadc67776b06f3/
externallmg_1702623704633_1702623787508_image_7.jpeg",
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  "path": "cases/657bf5153fcadc67776b06f3/
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  "orientation": "portrait"
},
{
  "type": "MEASUREMENT_IMAGE",
  "status": false,
  "_id": "657bf9dd3fcadc67776b1920",
  "name": "externalImg_1702623656829_1702623743696_image_1.jpeg",
  "path": "cases/657bf5153fcadc67776b06f3/
externalImg_1702623656829_1702623743696_image_1.jpeg",
  "orientation": "portrait"
},
{
  "type": "MEASUREMENT_IMAGE",
  "status": false,
  "_id": "657bf9dd3fcadc67776b1921",
  "name": "externalImg_1702623656899_1702623743696_image_2.jpeg",
  "path": "cases/657bf5153fcadc67776b06f3/
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  "orientation": "portrait"
}
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"externalDocuments": [],
"processingDocuments": [
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Site Supervisor",
"siteVisitContactNo": "9619700598",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 432.00",
"flatRate": "6500",
"landOtherRate": "4000",
"shopDetails": {
  "typeOfShops": null,
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  "mall": false
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Toilet + Balcony",
```

```

"carpetTotal": "0.00",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
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"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "Carpet area in Sq. Ft. = 402.00\nBalcony area in Sq. Ft. =
30.00",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"landDetails": {
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    "leaseDate": ""
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},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Bedroom	0'00"	0'00"	0.00
Living Room	0'00"	0'00"	0.00
Kitchen	0'00"	0'00"	0.00
Toilet	0'00"	0'00"	0.00
Toilet	0'00"	0'00"	0.00

Balcony	0'00"	0'00"	0.00
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Other
Composition :
