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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  },
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    "type": "CREDITOFFICER",
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    "firstName": "Swarup",
    "email": "1racpcghatkopar.sanctions@sbi.co.in",
    "mobileNo": "-",
    "workMobileNo": "8668951779",
    "lastName": " Shivane"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
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  "shortName": "SSV",
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  "firstName": "Abhiraj",
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  "lastName": "Bhagat",
  "mobileNo": "8369839430",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
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    "label": true
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  "label": true
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  "label": true
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  "value": "",
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  "label": false
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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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": {
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  "label": "Pune Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Internal Road ",
  "south": "Building No. B-3",
  "east": "Open Plot "
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"asPerDocumentAgreement": {
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  "west": "By Survey No. 70",
  "south": "By Survey No. 67/1 + 3",
  "east": "By Survey No. 54"
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    "south": "Details not available ",
    "west": "Details not available "
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  "asPerDocument": {
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  "empanelledOfApprovePlan": "N.A"
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "487.5",
  "depreciatedCostOfConstruction": "11012.50",
  "depreciatedBuildingRate": "2012.5"
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"igrRate": {
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  "rate": "98000",
  "landRate": "29660",
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  "squareMeterGuideLineRate": "102900.00",
  "squareFeetGuideLineRate": "9560.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "87",
  "rate": "8675.00",
  "squareFeetGuideLineRate": "8675.00",
  "squareMeterGuideLineRate": "93379.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "25000.00",
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"assessmentNo": "Details not available ",
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"meterCardHolderName": "Details not available ",
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"floorSpaceIndex": "As per local norms ",
"tenantName": "",
"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "dateOfConstruction": {
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"month": "1",
"year": "2011",
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"planningArea": {
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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"appearanceOfTheBuilding": {
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"label": "Good"
},
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  "value": "1",
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "47",
"ageOfBuilding": "13",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "10",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1060.00",
  "areaType": "Saleable",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Area as per Deed Of Assignment"
},
"routeMap": {
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      "label": "Metro Station"
    },
    "routeMapImg": "cases/65b79a49e1e7bf61f3d28add/
routeMap_1706768763145_Image.png",
    "routeLat": "18.500285",
    "routeLng": "73.794276",
    "stationName": "Vanaz ",
    "routeDistance": "2.00 Km. "
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "egyryj",
      "name": "egyryj",
      "image": "cases/65b79a49e1e7bf61f3d28add/
routeMap_1706768622830_Image.png"
    }
  ],
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    "showcasesRate": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "11673780.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "11673780.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu Feb 01 2024 13:08:24 GMT+0530 (India Standard Time)",
  "number": "2304783",
  "dayCount": "5",
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  "generatedBy": "60f915d3f3dd69653a592199"
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    "percentage": "0.00",
    "isHideFloor": false,
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
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"percentage": "0.00",
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"status": false
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"fullBuildingRcc": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
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  "isHideFloor": false,
  "status": false
},
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  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
}
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Internal Painting",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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"isHideFloor": true,
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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  "selectedBuildUpValue": "1060.00",
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"reportImages": {
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      "status": false,
      "_id": "65ba44596635d840ef5782b7",
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"externallmg_1706706009678_WhatsApp_Image_20240131_at_182133.jpeg",
      "path": "cases/65b79a49e1e7bf61f3d28add/
externallmg_1706706009678_WhatsApp_Image_20240131_at_182133.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
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      "_id": "65ba443a6635d840ef578257",
      "name": "Living Room",
      "path": "cases/65b79a49e1e7bf61f3d28add/
externallmg_1706705978697_WhatsApp_Image_20240131_at_182127.jpeg",
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/65b79a49e1e7bf61f3d28add/
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    "orientation": "portrait"
  },
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    "status": false,
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    "name": "Living Room",
    "path": "cases/65b79a49e1e7bf61f3d28add/
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    "name": "Living Room",
    "path": "cases/65b79a49e1e7bf61f3d28add/
externallmg_1706705978700_WhatsApp_Image_20240131_at_182128.jpeg",
    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/65b79a49e1e7bf61f3d28add/
externallmg_1706706009648_WhatsApp_Image_20240131_at_182130_1.jpeg",
    "orientation": "landscape"
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    "status": false,
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    "name": "Living Room",
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    "path": "cases/65b79a49e1e7bf61f3d28add/
externallmg_1706706009668_WhatsApp_Image_20240131_at_182132_1.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "65ba44596635d840ef5782b2",
    "name": "Living Room",
    "path": "cases/65b79a49e1e7bf61f3d28add/
externallmg_1706706009658_WhatsApp_Image_20240131_at_182131_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "65ba44596635d840ef5782b6",
    "name": "Living Room",
    "path": "cases/65b79a49e1e7bf61f3d28add/
externallmg_1706706009674_WhatsApp_Image_20240131_at_182133_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "65ba44596635d840ef5782b1",
    "name": "Bedroom",
    "path": "cases/65b79a49e1e7bf61f3d28add/
externallmg_1706706009656_WhatsApp_Image_20240131_at_182131_1.jpeg",
    "orientation": "landscape"
  }
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  "carpetRateRange": {
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    "max": "12817"
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  "builtUpRateRange": {
    "min": "9510",
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  }
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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"status": true,
"isEditable": false
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
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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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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "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": "",
  "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,
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"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1060.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentId": [],
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"ownerName": "Mr. Amit Shah & Mrs. Charmi Amit Shah",
"ownerPhoneNo": "7506027704",
"appAddress": "Flat no. 1003, 10th Floor, Building no. B-2, Bhujbal Township, Kothrud,
Pune",
"remark": "",
"documents": [
  {
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      "label": "Deed Of Assignment"
    },
    "inputs": {
      "documentDate": "30/05/2012",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Ramesh Vijaykant Takale & Mrs. Swati Ramesh Takale",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Amit Shah & Mrs. Charmi Amit Shah"
    }
  }
]
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    },
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    "displayStatus": true,
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    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Thu Feb 01 2024 10:55:33 GMT+0530 (India Standard Time)"
  },
  {
    "documentType": {
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      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "29/03/2011",
      "nameOfApprovingAuthority": {
        "value": "Pune_Municipal_Corporation",
        "label": "Pune Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "OCC / 1106 / 10"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1706765385094_1051177.pdf",
    "path": "cases/65b79a49e1e7bf61f3d28add/
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    "id": "103064",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Thu Feb 01 2024 10:59:45 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "12/03/2009",
      "nameOfApprovingAuthority": {
        "value": "Pune_Municipal_Corporation",
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    "label": "Pune Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CC / 3580 / 08"
},
"isHardCopy": false,
"displayStatus": false,
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14_Racpc_GHat_Saudamini_Khanzode.pdf",
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1706531345118_1706531476414_Racpc_GHat_Saudamini_Khanzode.pdf",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu Feb 01 2024 11:00:54 GMT+0530 (India Standard Time)"
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{
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    "label": "Memorandum of Understanding"
  },
  "inputs": {
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    "from": {
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      "label": "Transferor"
    },
    "Transferor": "Mr. Amit Shah & Mrs. Charmi Amit Shah ",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Mrs. Saudamini Sudhakar Khanzode & Mrs. Raina Shriram Vaidya",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "-"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1706765762544_346480.pdf",
  "path": "cases/65b79a49e1e7bf61f3d28add/
document_1706765762544_346480.pdf",
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"id": "775042",
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"createdAt": "Thu Feb 01 2024 11:06:02 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "006621",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
{
"id": "760164",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Mon Jan 29 2024 18:00:01 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Amit Shah & Mrs. Charmi Amit Shah",
"phone": "7506027704",
"ownershipShare": "",
"email": "",
"id": "348084"
}
],
"proposePurchasers": [
{
"name": "Mrs. Saudamini Sudhakar Khanzode & Mrs. Raina Shriram Vaidya ",
"phone": "",
"email": "",
"ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
}
},
{id": "143561",
"name": "Living Room",
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"length1": "11",
"length2": "00",
"width": "15.00",
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"width2": "00",
"totalArea": "165.00",
"images": [],
"extraAreas": [],
"finalArea": "165.00"
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    "label": "Square Feet"
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  "id": "1",
  "name": "Kitchen",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "13.50",
  "width1": "13",
  "width2": "6",
  "totalArea": "162.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "162.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
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  "width2": "00",
  "totalArea": "32.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.00"
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{
  "measurementType": {
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    "label": "Square Feet"
  }
}
```

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},
  "id": "3",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "12.33",
  "width1": "12",
  "width2": "4",
  "totalArea": "123.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "123.33"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "165.00",
  "length1": "165",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "165.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "165.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "4.42",
  "length1": "4",
  "length2": "5",
  "width": "8.42",
  "width1": "8",
  "width2": "5",
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"images": [],
"extraAreas": [],
"finalArea": "37.17"
}
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"otherComposition": [
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  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length1": "12",
  "length2": "00",
  "length": "12.00",
  "width1": "3",
  "width2": "2",
  "width": "3.17",
  "totalArea": "38.00",
  "percentageBeforeTotal": "38.00",
  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "38"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
```



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"id": "1",
"length1": "4",
"length2": "5",
"length": "4.42",
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"width2": "9",
"width": "12.75",
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"percentageBeforeTotal": "56.31",
"images": [],
"extraAreas": [],
"percentage": "100",
"finalArea": "56.31"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "length1": "12",
  "length2": "00",
  "length": "12.00",
  "width1": "7",
  "width2": "6",
  "width": "7.50",
  "totalArea": "90.00",
  "percentageBeforeTotal": "90.00",
  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "90"
}
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"externalReport": [],
"documentPerArea": [
  {
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    "value": "60ae1247aa6d152c1801b2e9",
    "label": "Deed Of Assignment"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "948385",
  "selectAreaTypeDocument": "Saleable",
  "totalAreaDocument": "1060",
  "squareMeterArea": "98.48",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00"
}
],
"images": [],
"indicatorArr": [
  {
    "printlnReport": true,
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    "property": "Bhujbal Township, Kothrud Pune",
    "area": "1325",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Built_Up",
    "floor": "Middle",
    "source": "Housing.Com",
    "expectedPrice": "12600000",
    "expectedRate": "9509.43",
    "builtUpExpectedRate": "12600000",
    "image": "cases/65b79a49e1e7bf61f3d28add/
indicator_1706596207963_Image.png",
    "squareMeter": "123.10",
    "id": "603723"
  },
  {
    "printlnReport": true,
    "_id": "65b8982d95b2d34ce37513a3",
    "property": "Bhujbal Township, Kothrud Pune",
    "area": "1150",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "10",
"source": "https://www.99acres.com/",
"expectedPrice": "11500000",
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Ft. = 38.00\nBalcony Area in Sq. Ft. = 56.00\nTerrace Area in Sq. Ft. = 90.00\n\n",
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Name	Length	Width	Total
Composition :			
Living Room	11'00"	15'00"	165.00
Kitchen	12'00"	13'6"	162.00
Toilet	4'00"	8'00"	32.00
Bedroom	10'00"	12'4"	123.33
Bedroom	165'00"	1'00"	165.00
Toilet	4'5"	8'5"	37.17
Other Composition :			
Dry Balcony Area	12'00"	3'2"	38.00
Balcony Area	4'5"	12'9"	56.31
Terrace Area	12'00"	7'6"	90.00