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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Bhakti",
    "type": "CREDITOFFICER",
    "_id": "650581d3a8e9b70221e855e5",
    "lastName": "Podkar",
    "mobileNo": "",
    "workMobileNo": "8425827511",
    "email": "bhakti.phodkar@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 2500,
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"organization": {
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  "shortName": "VCIPL/Mumbai",
  "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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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
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  "status": true
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"branch": {
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  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
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"staff": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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"siteEngineer": {
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  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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"mobileNo": "9769797568",
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    ]
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  {
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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      "remark": "MANUAL_IN_TASK"
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    "value": "Koparkhairane",
    "label": true
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  "value": "",
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  "key": "projectName",
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  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
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  "value": "",
  "label": true
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  "label": false
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  "label": true
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  "key": "postalCode",
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  "value": "",
  "label": false
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"flatSpecifications": {
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    "value": "rcc_Slab"
  },
  "flooring": {
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"value": "VerifiedTileFlooring"
},
"doors": {
  "label": "Teak Wood Door Frame With Flush Shutters",
  "value": "Teak_Wood_Door_Frame_With_Flush_Shutters"
},
"windows": {
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  "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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"fittings": {
  "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring",
  "value": "Concealed_plumbing_with_C.P._fittings._Concealed_Electrical_wiring"
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"finishing": {
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  "label": "Cement Plastering"
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},
"general": {
  "ownership": {
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    "label": "Sole Ownership"
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    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
    "value": "NMMC",
    "label": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Raj Hans - 1 Building",
    "south": "Chakor - 2 Building",
    "east": "Mayur - 1 Building"
  },
}
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"asPerDocumentAgreement": {
  "north": "23.5 Mtr. Wide Road",
  "west": "34 Mtrs. wide Road & Plot Nos. 21 & 22",
  "south": "Plot Nos. 20 & 22",
  "east": "Plot No. 19"
},
"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Site Inspection, the composition of Residential Flat
is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage .",
"dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. NMMC /
D - 2 / TPO / OC / 3002 dated 01.12.1995 issued by Navi Mumbai Municipal
Corporation",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
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"landAndBuildingDetails": {

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"documentsBuildingBoundaries": []
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"compositeRate": {
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "20369",
  "depreciatedBuildingRate": "1469"
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"igrRate": {
  "propertyName": "Residential",
  "rate": "132000",
  "landRate": "47800",
  "igrImage": "cases/65ba0a8b6635d840ef5687c7/igr_1706793539276_Image.png",
  "squareMeterGuideLineRate": "138600.00",
  "squareFeetGuideLineRate": "12876.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "71",
  "rate": "10430.00",
  "squareMeterGuideLineRate": "112268.00",
  "squareFeetGuideLineRate": "10430.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Seller_Occupied",
    "label": "Seller Occupied"
  },
  "monthlyRent": "28000/- Expected rental income per month",
  "assessmentNo": " Details not available",
  "taxPaidHolderName": " Details not available",
  "taxAmount": " Details not available",
  "electricityServiceConnectionNo": " Details not available",
  "meterCardHolderName": " Details not available",
  "undividedAreaOfLandAsPerSaleDeed": " Details not available",
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"floorSpaceIndex": "As per NMMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
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    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1995",
    "fullDate": "1/1/1995"
  },
  "planningArea": {
    "label": "Residential",
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"value": "Residential"
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"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "label": "Good",
  "value": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "label": "Normal",
  "value": "Normal"
},
"maintenanceOfTheBuilding": {
  "label": "Normal",
  "value": "Normal"
},
}
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"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "label": "No",
  "value": "0"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Ground",
  "value": "ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "29",
"totalLifeBuilding": "60",
"estimatedAge": "31",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "05",
"flatFloorNo": "5",
"noOfLifts": "01",
"noOfDwellingUnitsInBuilding": "04"
},
"finalPlinthArea": {
  "area": "651.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeLat": "19.094992",
"routeLng": "73.007022",
"stationName": "Kopar Khairane",
"routeDistance": "2.3 Km.",
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  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finalLatLng": true
},
"locationMapImg": [
  {
    "id": "w2qp6n",
    "name": "w2qp6n",
    "image": "cases/65ba0a8b6635d840ef5687c7/
routeMap_1708517487967_Image.png"
  }
],
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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  "number": "2305094",
  "dayCount": "7",
  "monthCount": "316",
  "generatedBy": "60f915d3f3dd69653a592199"
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"rateVerify": {
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"underConstruction": {
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
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"percentage": "0.00",
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"fullBuildingRcc": {
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  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
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  "floorsCompleted": "",
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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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"externalPlastering": {
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  "status": false
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"door": {
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  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": false
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  "status": true
}
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"guidelineDetails": {
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"reportImages": {
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      "orientation": "portrait"
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    }
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    "orientation": "portrait"
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/65ba0a8b6635d840ef5687c7/
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "23200"
  },
  "builtUpRateRange": {
    "min": "17709",
    "max": "19334"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "status": true,
    "isEditable": false
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  "ratePerUnit": "0.00",
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"interiorDecorations": {
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  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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"ratePerUnit": "0.00",
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"status": true,
"isEditable": true
},
totalValues": {
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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"SITE_INSPECTION": true,
"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
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
},
siteVisitType": "FULL",
isExternalReport": false,
isSiteMeasurementAllowed": false,
finalValuationArea": "543.00",
empanelmentNo": [
"SME/TCC/2021-22/86/3",
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"SME/TCC/221/13"
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"status": true,
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"paymentStatus": "RECEIVED",
"invoiceIds": [
  "6654736b1f66eb51479f86d5",
  "65dc4891df99cf0e7360f59c"
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"paymentIds": [
  "665473191f66eb51479f85ce"
],
"_id": "65ba0a8b6635d840ef5687c7",
"invoices": [],
"paymentId": [],
"ownerName": "Mr. Nafis Ahmad",
"ownerPhoneNo": "9323170450",
"appAddress": "Flat no. 23, 5th Floor, Mayur - 2 CHS, Plot no. 23, Sector - 11,
Koparkhairane, Navi Mumbai ",
"remark": "Proposed Purchaser - Nafis Ahmed ( SBI Shivaji Park Field Officer )",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "15/02/2024",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mrs. Sarah Raymond Gadkar",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Nafis Ahmad",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "2604/2024"
    },
    "isHardCopy": false,
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"displayStatus": true,
"id": "977109",
"path": "cases/65ba0a8b6635d840ef5687c7/document_1706691052970_1706691186163_House_Agreement_23Jan2024_001108.pdf",
"fileName": "document_1706691052970_1706691186163_House_Agreement_23Jan2024_001108.pdf"
},
{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "NMMC / D - 2 / TPO / OC / 3002"
  },
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  "displayStatus": true,
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  "path": "cases/65ba0a8b6635d840ef5687c7/document_1706691209062_20264.pdf",
  "fileName": "document_1706691209062_20264.pdf"
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    "value": "60ae1257aa6d152c1801b335",
    "label": "Society Registration Certificate"
  },
  "inputs": {
    "documentDate": "18/02/1993",
    "number": {
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      "label": "Document No"
    },
    "Document_No": "-"
  },
  "isHardCopy": false,
  "displayStatus": false,

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    "uploadedBy": "627221f4afd7d55eddeddc4",
    "createdAt": "Thu Feb 22 2024 09:18:47 GMT+0530 (India Standard Time)"
  }
],
"caseNumber": "006663",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "737046",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 31 2024 14:23:31 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Nafis Ahmad",
    "phone": "9323170450",
    "ownershipShare": "",
    "email": "",
    "id": "684734"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "65bb7d816635d840ef58d6a9",
    "area": "500",
    "providedByName": "Pradnya P Surve",
    "providedByContactNo": "9323170450"
  }
],
"composition": [],
"otherComposition": [],
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "191641",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "543",
    "squareMeterArea": "50.45",
    "docFinalBuiltUp": "651.6",
    "docFinalBuiltUpSquareMeter": "60.540000000000006",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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"images": [],
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    "area": "335",
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "1",
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    "expectedPrice": "7200000",
    "expectedRate": "21492.54",
    "builtUpExpectedRate": "17910.45",
    "image": "cases/65ba0a8b6635d840ef5687c7/
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    "squareMeter": "31.12",
    "id": "499563"
  },
  {
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"_id": "65bb9a696635d840ef5924f6",
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"area": "430",
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"areaType": "Carpet",
"floor": "11",
"source": "https://www.99acres.com/",
"expectedPrice": "9500000",
"expectedRate": "22093.02",
"builtUpExpectedRate": "18410.85",
"image": "cases/65ba0a8b6635d840ef5687c7/
indicator_1706793186848_Image.png",
"squareMeter": "39.95",
"id": "531604"
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{
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  "property": "Balaji Garden, koperkhairane Sector 11",
  "area": "400",
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "3",
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  "expectedPrice": "8500000",
  "expectedRate": "21250.00",
  "builtUpExpectedRate": "17708.33",
  "image": "cases/65ba0a8b6635d840ef5687c7/
indicator_1706793266933_Image.png",
  "squareMeter": "37.16",
  "id": "865866"
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  "printlnReport": true,
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  "property": "Koperkhairane Sector 11",
  "area": "625",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "4",
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"source": "https://www.99acres.com/",
"expectedPrice": "14500000",
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"squareMeter": "58.06",
"id": "115318"
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"areaType": "Carpet",
"floor": "1",
"source": "Index_no.2",
"expectedPrice": "12800000",
"expectedRate": "22183.71",
"builtUpExpectedRate": "18486.42",
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"squareMeter": "53.61",
"id": "354219"
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "path": "cases/65ba0a8b6635d840ef5687c7/
externallmg_1706786349179_image.jpeg",
  "orientation": "portrait"
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  "path": "cases/65ba0a8b6635d840ef5687c7/
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  "orientation": "portrait"
},
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"gstNo": "18AABCT3518Q1ZZ",
"panNo": "ABCDE1234A",
"email": "vastukalamumbai@vastukala.com",
"phone": "9819670183",
"address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E),
Mumbai - 400 093",
"shortName": "VCIPL",
"type": "ORGANIZATION",
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Ltd., Kalash Udyan, Plot No. 23, Sector 11, Village - Koparkhairane, Taluka - Thane,
District - Thane, Navi Mumbai, PIN Code - 400 709, State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
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"finalBuiltUpPercentage": "20",
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"otherCompositionCarpetTotal": "0.00",  
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Composition :

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Other  
Composition :

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