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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": false,
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  "leadFrom": {
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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"
  },
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"organization": {
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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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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  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
},
"siteEngineer": {
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  "_id": "642bad2b91d7c62df117fef2",
  "role": "SITEENGINEER",
  "firstName": "Abhiraj",
  "email": "abhishekharijan@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8369839430",
  "designation": "",
  "shortName": "AH",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "60092304a16fab0f2af9b0c2",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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"maker": {
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  "firstName": "Pratibha",
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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          "_id": "60af80072ffdf65bcd658651",
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        }
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        "title": {
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    "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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  "label": "BANK"
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      "remark": "MANUAL_IN_TASK"
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    "key": "country",
    "value": "India",
    "label": false
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  "label": true
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  "value": "",
  "label": false
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  "value": "Near Western Hills Society",
  "label": false
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  "value": "",
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  "label": true
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  "key": "newSurveyNumber",
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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"suburb": {
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  "value": "",
  "label": false
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"flatSpecifications": {
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
  },
  "fittings": {
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    "label": "Proposed Cement Plastering"
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    "label": "Pune Metropolitan Reginal Development Authority"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Under Construction Building",
    "south": "Western Hills Phase-2 Road",
    "east": "Western Hills Phase-2 Society"
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  "asPerDocumentAgreement": {
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    "west": "Nala",
    "south": "12 Mt. Wide Road",
    "east": "Survey No. 43/1 (Part)"
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  "unitBoundaries": {
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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
    },
    "asPerDocument": {
      "north": "T6-1201",
      "east": "Podium Landscape",
      "south": "Duct & Lift",
      "west": "1205"
    }
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
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No. 4P & Other / Case No. 645 / 2021 - 2022 Dated 14.10.2021 issued by Pune

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Metropolitan Reginal Development Authority",
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  "empanelledOfApprovePlan": "No",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "55800",
  "landRate": "8840",
  "igrImage": "cases/65c36808d93fe4510d43e488/igr_1707369383141_Image.png",
  "squareMeterGuideLineRate": "61380.00",
  "squareFeetGuideLineRate": "5702.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "55800.00",
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  "squareFeetGuideLineRate": "5702.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": "N.A.",
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  "taxAmount": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per PMRDA norms",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Proposed, Yes"
  },
  "carParking": "Along with B Covered Car Parking",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "year": "2026",
    "fullDate": "1/1/2026"
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C._Foundation",
  "label": "Proposed R.C.C. Foundation"
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  "label": "Building Under Construction"
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"materialUsedList": {
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  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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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": {
  "value": "PROPOSED,_Yes",
  "label": "PROPOSED, Yes"
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"maintenanceOfTheBuilding": {
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"label": "Building Under Construction"
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"maintenanceIssues": {
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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": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "3",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "30",
"flatFloorNo": "12",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "827.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
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"routeMapImg": "cases/65c36808d93fe4510d43e488/
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"routeLat": "18.554927",
"routeLng": "73.759382",
"stationName": "Vanaz",
"routeDistance": "10.6 Km"
},
"finalLatLng": {
  "coordinates": [
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    null
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": true
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    "name": "pxlpvo",
    "image": "cases/65c36808d93fe4510d43e488/
routeMap_1707802931632_Image.png"
  }
]
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"valuation": {
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "7520000.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
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  "isHideFloor": false,
  "status": true
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  "status": false
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  "isHideFloor": false,
  "status": false
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},
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  "label": "Window",
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  "status": false
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  "isHideFloor": false,
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  "status": false
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  "status": true
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "selectedBuildUpValue": "827.20",
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    }
  ],
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      "orientation": "landscape"
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      "path": "cases/65c36808d93fe4510d43e488/"
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      "orientation": "landscape"
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}
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  "path": "cases/65c36808d93fe4510d43e488/
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  "orientation": "landscape"
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  "path": "cases/65c36808d93fe4510d43e488/
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"compositionImages": []
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  },
  "builtUpRateRange": {
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    "max": "9712"
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  "isEditable": true
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  "isEditable": true
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"SME/TCC/2021-22/86/3",
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"ownerPhoneNo": "8655278088",
"fullAddress": "Residential Flat No. 1206, 12th Floor, Building No 5, VTP Verve , Near
Western Hills Society, Western Hill Road, Village - Sus, Taluka - Mulshi, District - Pune,
PIN Code - 411 021, State - Maharashtra, India",
"remark": "",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Prasanna Developers, Harish Raoji Patil, Vijay Vasant Kulkarni &
Rohan Harish Patil",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mayur Subhash Patil & Jyoti Subhash Patil ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "1091/2023"
    },
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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
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    "label": "No"
  },
  "No": "P52100031556"
},
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"fileName": "document_1707304951394_RERA_0001.pdf"
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    "label": "Commencement Certificate"
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  "inputs": {
    "documentDate": "14/10/2021",
    "nameOfApprovingAuthority": {
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      "label": "Pune Metropolitan Reginal Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
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2022"
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der_for_plotted_development__20240213T104659952.pdf",
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_Plan_Approval___NA_Order_for_plotted_development_86.pdf",
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    "id": "684254",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Feb 07 2024 16:52:48 GMT+0530 (India Standard Time)"
  }
]
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    "phone": "8655278088",
    "ownershipShare": "",
    "email": "",
    "id": "959631"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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  "extraAreas": [],
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  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
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"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
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      "label": "Square Feet"
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    "length1": "0",
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    "label": "Agreement for sale"
  },
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    "label": "Square Feet"
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  "expectedRate": "10163.93",
  "builtUpExpectedRate": "9239.94",
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    "areaType": "Carpet",
    "source": "Housing.Com",
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    "expectedRate": "9214.50",
    "builtUpExpectedRate": "8376.82",
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    "id": "215881"
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    "expectedRate": "10419.49",
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"email": "",
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"isUrgent": "false",
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<b>Composition :</b>			
Living Room	0'00"	0'00"	0.00
Dining	0'0"	0'0"	0.00
Bedroom	0'00"	0'00"	0.00
Bedroom	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
<b>Other Composition :</b>			
Dry Balcony Area	0'00"	0'00"	0.00