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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
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  "toAssess": {
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    },
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b8b",
    "email": "coorddesk.rasmechby@sbi.co.in",
    "firstName": "SHASHI RANJAN",
    "mobileNo": "",
    "workMobileNo": "9867369914",
    "lastName": "RANJAN"
  },
  "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"
},
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  "name": "State Bank of India",
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  "remark": "Temp",
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"branch": {
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  "branchCode": "",
  "mobileNo": "022-28149108",
  "alternateMobileNo": "",
  "email": "Coorddesk.rasmecbhy@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "RASMECCC Bhayandar Branch\nUnit No. 101, 102, 103B, 1st Floor, IT
Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, \nOpp. Maxus Mall,
Bhayander (West), Thane – 401 101, \nState – Maharashtra, Country – India."
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  "lastName": "Salvi",
  "mobileNo": "7499830659",
  "shortName": "Amit",
  "workWithDocumentMaker": ""
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"siteEngineer": {
  "type": "EMPLOYEE",
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  "role": "SITEENGINEER",
  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
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  "designation": "",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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    "label": "Registered Valuer"
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"fatherName": "Baburao"
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  "value": "BANK"
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    {
      "dateTime": "8/03/2024 12:00 am"
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
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  "key": "postalCode",
  "value": "PIN Code - 401 305",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Virar (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  "finishing": {
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Laxmi Banquet",
    "south": "Broadway Commercial Centre",
    "east": "Tandool Bazaar"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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      "south": "",
      "east": ""
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    "asPerDocument": {
      "north": "",
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    "east": ""
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TP / OC / VP - 5654 / 91 / 2023 - 24 dated 31.08.2023 issued by Vasai Virar City
Municipal Corporation",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "43600",
  "landRate": "2820",
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  "squareMeterGuideLineRate": "43600.00",
  "squareFeetGuideLineRate": "4051.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "43600.00",
  "squareMeterGuideLineRate": "43600.00",
  "squareFeetGuideLineRate": "4051.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
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},
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  "value": "Vacant",
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"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 VVCMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Covered Car Parking space",
  "constructionWorkStatus": {
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"asthetikLook": {
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  "fullDate": "1/1/2023"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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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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  "label": "Good"
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "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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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "1",
"totalLifeBuilding": "60",
"estimatedAge": "59",
"noOfBasement": "",
"noOfPodium": "",
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"noOfFloors": "6",
"flatFloorNo": "4",
"noOfLifts": "1",
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"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65eaca1cf9222577acc0b40e/
routeMap_1709965283768_Image.png",
    "routeLat": "19.474435",
    "routeLng": "72.825571",
    "stationName": "Virar",
    "routeDistance": "2.8 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "6rjo95",
      "name": "6rjo95",
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routeMap_1709964546042_Image.png"
    }
  ]
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"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3204600.00",
"finalValue": "3204600.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Mar 09 2024 15:02:45 GMT+0530 (India Standard Time)",
  "number": "2305427",
  "dayCount": "14",
  "monthCount": "175",
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"floorsCompleted": "",
"percentage": "0.00",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Internal Brick Work",
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  "isHideFloor": false,
  "status": false
},
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  "isHideFloor": false,
  "status": false
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  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"externalDevelopmentFinalFinishing": {
"label": "External Development & Final Finishing",
"floorsCompleted": "",
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"isHideFloor": true,
"status": false
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"workCompleted": {
"label": "Work Completed (%)",
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"status": true
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"finalGuidelineValue": "1457145.00",
"selectedBuildUpValue": "359.70",
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"status": false,
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"name":
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"path": "cases/65eaca1cf9222577acc0b40e/
externallmg_1709893504727_WhatsApp_Image_20240308_at_154412_2.jpeg",
"orientation": "portrait"
}
],
"selfieWithSiteVisitImages": [
{
"status": false,
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    "_id": "65eae781f9222577acc118c2",
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externalImg_1709893505515_WhatsApp_Image_20240308_at_154414_2.jpeg",
    "orientation": "landscape"
  }
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"externalPhotos": [
  {
    "status": false,
    "_id": "65eae781f9222577acc118be",
    "name":
"externalImg_1709893505113_WhatsApp_Image_20240308_at_154412.jpeg",
    "path": "cases/65eaca1cf9222577acc0b40e/
externalImg_1709893505113_WhatsApp_Image_20240308_at_154412.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
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    "name":
"externalImg_1709893505148_WhatsApp_Image_20240308_at_154413.jpeg",
    "path": "cases/65eaca1cf9222577acc0b40e/
externalImg_1709893505148_WhatsApp_Image_20240308_at_154413.jpeg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [
  {
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    "_id": "65eae781f9222577acc118cc",
    "name":
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    "path": "cases/65eaca1cf9222577acc0b40e/
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    "orientation": "portrait"
  }
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    "path": "cases/65eaca1cf9222577acc0b40e/
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/65eaca1cf9222577acc0b40e/
externallmg_1709893505561_WhatsApp_Image_20240308_at_154415.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/65eaca1cf9222577acc0b40e/
externallmg_1709893505649_WhatsApp_Image_20240308_at_154417_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "65eae781f9222577acc118c5",
    "name": "Kitchen",
    "path": "cases/65eaca1cf9222577acc0b40e/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "65eae781f9222577acc118c3",
    "name": "Living Room",
    "path": "cases/65eaca1cf9222577acc0b40e/
externallmg_1709893505519_WhatsApp_Image_20240308_at_154414.jpeg",
    "orientation": "portrait"
  }
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"indicatorRange": {
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"min": "6286",
"max": "10860"
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"builtUpRateRange": {
  "min": "5715",
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"detailsOfValuation": {
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    "status": true,
    "isEditable": false
  },
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    "isEditable": true
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  "showcases": {
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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"status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "quantity": "",
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"status": true,
"isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"finalValuationArea": "327.00",
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORDELIVERY",
"invoices": [],
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"ownerName": "Mrs. Punam Prashant Sharma & Mr. Prashant Vishnu Sharma",
"ownerPhoneNo": "7798595670",
"appAddress": "FLAT NO 402 BLDG NO 2 WING B OMKAR APARTMENT KOPARI
VILLAGE VASAI PALGHAR 401305",
"remark": "",
"documents": [
  {
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    "label": "Articles Of Agreement"
  },
  "inputs": {
    "documentDate": "22/02/2024",
    "from": {
      "value": "Promoter",
      "label": "Promoter"
    },
    "Promoter": "M/s. Omkar Developers",
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Mrs. Punam Prashant Sharma & Mr. Prashant Vishnu Sharma"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "852462",
  "path": "cases/65eaca1cf9222577acc0b40e/document_1709885834805_1709886004982_PRASHANT_SHARMA__AGREEMENT.pdf",
  "fileName": "document_1709885834805_1709886004982_PRASHANT_SHARMA__AGREEMENT.pdf"
},
{
  "documentType": {
    "label": "Cost Sheet",
    "value": "656489dfcabee433399a9a61"
  },
  "inputs": {
    "documentDate": "07/03/2024"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "293295",
  "path": "cases/65eaca1cf9222577acc0b40e/document_1709885919595_1709886089306_PRASHANT_SHARMA_COST_SHEET_96.pdf",
  "fileName": "document_1709885919595_1709886089306_PRASHANT_SHARMA_COST_SHEET_96.pdf"
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{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/09/2021",
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"nameOfApprovingAuthority": {
  "value": "Maharashtra_Real_Estate_Regulatory_Authority",
  "label": "Maharashtra Real Estate Regulatory Authority"
},
"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "P99000002389"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1709967366770_P99000002389.pdf",
"path": "cases/65eaca1cf9222577acc0b40e/
document_1709967366770_P99000002389.pdf",
"id": "116025",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Sat Mar 09 2024 12:26:07 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2f0",
    "label": "N.A.Order"
  },
  "inputs": {
    "documentDate": "29/01/2016",
    "remark": "issued by District Collector Office, Palghar"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "121422",
  "path": "cases/65eaca1cf9222577acc0b40e/
document_1709967649524_117249.pdf",
  "fileName": "document_1709967649524_117249.pdf"
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  "documentType": {
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    "label": "Revised Development Permission Certificate"
  },
  "inputs": {
    "documentDate": "21/10/2021",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    }
  },
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    "remark": " Document No.VVCMC / TP / RDP / VP - 5654 / 568 / 2021 - 22"
  },
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  "displayStatus": true,
  "id": "380176",
  "path": "cases/65eaca1cf9222577acc0b40e/document_1709967765174_cc_re.pdf",
  "fileName": "document_1709967765174_cc_re.pdf"
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{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "31/08/2023",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "VVCMC / TP / OC / VP - 5654 / 91 / 2023 - 24"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1709967849406_oc.pdf",
  "path": "cases/65eaca1cf9222577acc0b40e/document_1709967849406_oc.pdf",
  "id": "936085",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Sat Mar 09 2024 12:34:10 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "007562",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "173513",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Mar 08 2024 13:49:40 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
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"name": "Mrs. Punam Prashant Sharma & Mr. Prashant Vishnu Sharma",
"phone": "7798595670",
"ownershipShare": "",
"email": "",
"id": "614184"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Living Room",
  "length": "11.83",
  "length1": "11",
  "length2": "10",
  "width": "11.25",
  "width1": "11",
  "width2": "3",
  "totalArea": "133.12",
  "images": [],
  "finalArea": "133.12",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "8.42",
  "length1": "8",
  "length2": "5",
  "width": "9.75",
  "width1": "9",
  "width2": "9",
  "totalArea": "82.06",
  "images": [],
  "finalArea": "82.06",
  "extraAreas": []
},
}
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bathroom",
  "length": "3.83",
  "length1": "3",
  "length2": "10",
  "width": "4.83",
  "width1": "4",
  "width2": "10",
  "totalArea": "18.53",
  "images": [],
  "finalArea": "18.53",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "",
  "length1": "3",
  "length2": "8",
  "width": "",
  "width1": "3",
  "width2": "4",
  "totalArea": "12.22",
  "images": [],
  "finalArea": "12.22",
  "extraAreas": []
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "8.83",
  "length1": "8",
  "length2": "10",
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"width": "8.75",
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"width2": "9",
"totalArea": "77.29",
"images": [],
"finalArea": "77.29",
"extraAreas": []
}
],
"otherComposition": [
{
  "name": {
    "label": "Flowerbed",
    "value": "Flowerbed"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "1.83",
  "length1": "1",
  "length2": "10",
  "width": "11.42",
  "width1": "11",
  "width2": "5",
  "totalArea": "20.93",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.93",
  "percentageBeforeTotal": "20.93",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae1261aa6d152c1801b365",
    "label": "Articles Of Agreement"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "869674",
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"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "327",
"squareMeterArea": "30.38",
"docFinalBuiltUp": "359.7",
"docFinalBuiltUpSquareMeter": "33.418",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "printlnReport": true,
  "_id": "65eafd9cf9222577acc1770a",
  "property": "Omkar Apartment, Virar (EAST)",
  "area": "221.41",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "source": "Index_no.2",
  "expectedPrice": "2060720",
  "expectedRate": "9307.26",
  "builtUpExpectedRate": "8461.18",
  "image": "cases/65eaca1cf9222577acc0b40e/
indicator_1709898997084_Image.png",
  "squareMeter": "20.57",
  "id": "625012"
},
{
  "printlnReport": true,
  "_id": "65eafd9cf9222577acc1770b",
  "property": "Omkar Apartment Virar",
  "area": "221",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Dwello.com",
  "expectedPrice": "2400000.00",
  "expectedRate": "10859.73",
  "builtUpExpectedRate": "9872.48",
  "image": "cases/65eaca1cf9222577acc0b40e/
indicator_1709899164587_Image.png",
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"squareMeter": "20.53",
"id": "917168"
},
{
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  "area": "360.05",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "source": "Index_no.2",
  "expectedPrice": "3113700",
  "expectedRate": "8647.97",
  "builtUpExpectedRate": "7861.69",
  "image": "cases/65eaca1cf9222577acc0b40e/
indicator_1709976645208_Image.png",
  "squareMeter": "33.45",
  "id": "665423"
}
],
"externalImages": [
  {
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    "status": false,
    "_id": "65eae781f9222577acc118ba",
    "name":
"externalImg_1709893504669_WhatsApp_Image_20240308_at_154406.jpeg",
    "path": "cases/65eaca1cf9222577acc0b40e/
externalImg_1709893504669_WhatsApp_Image_20240308_at_154406.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65eae781f9222577acc118bb",
    "name":
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Name	Length	Width	Total
Composition :			
Living Room	11'10"	11'3"	133.12
Kitchen	8'5"	9'9"	82.06
Bathroom	3'10"	4'10"	18.53
WC	3'8"	3'4"	12.22
Bedroom	8'10"	8'9"	77.29
Other Composition :			
Flowerbed	1'10"	11'5"	20.93