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{
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    "RVDSValues": false,
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    "type": "CREDITOFFICER",
    "_id": "63d11f65be948726cc1419a7",
    "email": "kaushik.datta@sbi.co.in",
    "firstName": "KAUSHUIK",
    "mobileNo": "",
    "workMobileNo": "9757023640",
    "lastName": " DATTA"
  },
  "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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  "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- Chinchpokli ",
  "email": "sbi.17889@sbi.co.in",
  "mobileNo": "022-23707514",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, Mumbai South Voltas
House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State
- Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - CHINCHPOKALI",
  "fax": "022-23707512 / 13",
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  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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  "firstName": "Suraj",
  "email": "suraj@vastukala.org",
  "lastName": "Zore",
  "mobileNo": "8652448654",
  "designation": "",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
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"email": "pradnya@vastukala.org",
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      {
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      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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  "label": false
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  "key": "suburb",
  "value": "Thane (West)",
  "label": false
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    "label": "Proposed Powder coated aluminium sliding windows"
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    "label": "Thane Municipal Corporation"
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    "label": "No"
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    "east": "Eastern Express Highway "
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    "east": "Details not available "
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"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. S04 / 0090 / 16 / TMC / TDD / 0031 / 23 dated 24.11.2023 issued by Thane Municipal Corporation. ",
"approvePlanVerified": "Yes",
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"unauthorizedConstruction": ""
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  "depreciatedCostOfConstruction": "26000.00",
  "depreciatedBuildingRate": "2800"
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  "rate": "140900",
  "landRate": "52600",
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  "squareMeterGuideLineRate": "162035.00",
  "squareFeetGuideLineRate": "15054.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
  "rate": "140900.00",
  "squareMeterGuideLineRate": "162035.00",
  "squareFeetGuideLineRate": "15054.00"
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"outgoingDetail": {
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    "label": "Residential Purpose"
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"monthlyRent": " 135000/- (Expected rental income per month after\n completion)",
"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 TMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
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    "label": "Building Under Construction"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed Covered / Open Car Paring Space ",
  "constructionWorkStatus": {
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"asthetikLook": {
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  "fullDate": "1/1/2024"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "Proposed 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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"qualityOfConstruction": {
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  "label": "Building is under construction "
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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  "label": "Proposed, Yes"
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"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
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"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "5",
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"flatFloorNo": "27",
"noOfLifts": "5",
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"noOfDwellingUnitsInBuilding": "4"
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "value": "Railway_Station",
      "label": "Railway Station"
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routeMap_1710490814294_Image.png",
    "routeLat": "19.207530",
    "routeLng": "72.970100",
    "stationName": "Thane",
    "routeDistance": "3.00 Km. "
  },
  "finalLatLng": {
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    "type": "Point"
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    "finallatLng": true
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      "name": "2pionl",
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    }
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
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"finaltotal": "16172000.00",
"distressValuePercentage": "80",
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"bookValue": "0",
"finalValue": "16172000.00"
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"outward": {
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  "date": "Fri Mar 15 2024 19:22:58 GMT+0530 (India Standard Time)",
  "number": "2305540",
  "dayCount": "28",
  "monthCount": "288",
  "generatedBy": "60f915d3f3dd69653a592199"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
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"isHideFloor": false,
"status": true
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"rccPlinth": {
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  "floorsCompleted": "Complete",
  "percentage": "5",
  "isHideFloor": false,
  "status": true
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "24",
  "percentage": "26.666666666666668",
  "isHideFloor": false,
  "status": true
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"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "24",
  "percentage": "4.67",
  "isHideFloor": false,
  "status": true
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"externalBrickWork": {
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  "percentage": "4.67",
  "isHideFloor": false,
  "status": true
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"internalPlastering": {
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  "floorsCompleted": "20",
  "percentage": "1.94",
  "isHideFloor": false,
  "status": true
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"externalPlastering": {
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  "floorsCompleted": "20",
  "percentage": "1.94",
  "isHideFloor": false,
  "status": true
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"door": {
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"label": "Door",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"label": "Window",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": true
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"flooringTilingKitchenPlatform": {
"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "20",
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"label": "Internal Painting",
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"status": true
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"label": "External Painting",
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"floorsCompleted": "",
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"status": true
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  "status": true
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "55.45",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "684.20",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "path": "cases/65f13d79857bdc098a9c4d10/
externallmg_r_1710414928875_1710415099592_image_3.jpg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "65f2dc56857bdc098a9f59d0",
      "name": "externallmg_r_1710414931093_1710415099592_image_5.jpg",
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    "path": "cases/65f13d79857bdc098a9c4d10/
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externallmg_r_1710414929912_1710415099592_image_4.jpg",
    "orientation": "portrait"
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externallmg_r_1710414928875_1710415099592_image_3.jpg",
    "orientation": "portrait"
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    "status": false,
    "_id": "65f2dc56857bdc098a9f59cc",
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    "path": "cases/65f13d79857bdc098a9c4d10/
externallmg_r_1710414927574_1710415099592_image_2.jpg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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  "carpetRateRange": {
    "min": "24683",
    "max": "27079"
  },
  "builtUpRateRange": {
    "min": "22440",
    "max": "24618"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",

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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": 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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  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "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",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
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"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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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "622.00",
"empanelmentNo": [
  "SME/TCC/2021-22/86/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
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"ownerName": "M/s. Sheth Developers Pvt. Ltd. ",
"ownerPhoneNo": "9937294018",
"appAddress": "2704 E\nSheth Zuri\nLaxmi Nagar\nThane",
"remark": "",
"documents": [
  {
    "documentType": {
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      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "from": {
        "value": "Developers",
        "label": "Developers"
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      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      }
    }
  }
],
"Developers": "M/s. Sheth Developers Pvt. Ltd. ",
"to": {
  "value": "Purchasers",
  "label": "Purchasers"
},
}
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    "Purchasers": "Mr. Anjul Arpit & Subhashree Behza "
  },
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  "displayStatus": true,
  "id": "685844",
  "path": "cases/65f13d79857bdc098a9c4d10/
document_1710308574895_1710308760025_New_Doc_03122024_1527.pdf",
  "fileName":
"document_1710308574895_1710308760025_New_Doc_03122024_1527.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "24/11/2023",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "S04 / 0090 / 16 / TMC / TDD / 0031 / 23"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "989603",
  "path": "cases/65f13d79857bdc098a9c4d10/document_1710487587531_plan.pdf",
  "fileName": "document_1710487587531_plan.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "24/11/2023",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "remark": " (As downloaded from RERA site)",
```

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"number": {
  "value": "No",
  "label": "No"
},
"No": "S04 / 0090 / 16 / TMC / TDD / 0031 / 23"
},
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"displayStatus": false,
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"id": "582292",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Mar 15 2024 12:57:19 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "20/02/2024",
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700007274"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1710487663586_P51700007274.pdf",
"path": "cases/65f13d79857bdc098a9c4d10/
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"id": "402741",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Mar 15 2024 12:57:43 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "656489dfcabee433399a9a61",
    "label": "Cost Sheet"
  },
  "inputs": {
    "documentDate": "05/02/2024",
    "remark": " issued by M/s. Sheth Developers Pvt. Ltd. (The Builder)\n"
  }
},
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    "isHardCopy": false,
    "displayStatus": false,
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document_1710488311034_cost_sheet.pdf",
    "id": "238096",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Fri Mar 15 2024 13:08:32 GMT+0530 (India Standard Time)"
  }
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"caseNumber": "007636",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "236866",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Mar 13 2024 11:15:29 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Sheth Developers Pvt. Ltd. ",
    "phone": "9937294018",
    "ownershipShare": "",
    "email": "",
    "id": "340770"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Anjul Arpit & Subhashree Behza ",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Draft Agreement",
      "value": "60ae124aaa6d152c1801b2f8"
    }
  }
]
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    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "57.79",
    "totalAreaDocument": "622",
    "docBultupPercentage": "10",
    "docFinalBultUp": "684.20",
    "docFinalBultUpSquareMeter": "63.56",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "235552"
  }
],
"images": [],
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    "_id": "65f3e989857bdc098aa098f6",
    "property": "Sheth Zuri, Thane West",
    "area": "517",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "2",
    "source": "magic_bricks",
    "expectedPrice": "14000000",
    "expectedRate": "27079.30",
    "builtUpExpectedRate": "24617.55",
    "image": "cases/65f13d79857bdc098a9c4d10/indicator_1710483333822_Image.png",
    "squareMeter": "48.03",
    "id": "783144"
  },
  {
    "printlnReport": true,
    "_id": "65f3e989857bdc098aa098f7",
    "property": "Sheth Zuri, Thane West",
    "area": "426",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
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"areaType": "Carpet",
"floor": "Middle",
"source": "magic_bricks",
"expectedPrice": "11500000",
"expectedRate": "26995.31",
"builtUpExpectedRate": "24541.19",
"image": "cases/65f13d79857bdc098a9c4d10/
indicator_1710483416112_Image.png",
"squareMeter": "39.58",
"id": "367009"
},
{
  "printlnReport": true,
  "_id": "65f3e989857bdc098aa098f8",
  "property": "Sheth Zuri, Thane West",
  "area": "640",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "Middle",
  "source": "square_yards",
  "expectedPrice": "17000000",
  "expectedRate": "26562.50",
  "builtUpExpectedRate": "24147.73",
  "image": "cases/65f13d79857bdc098a9c4d10/
indicator_1710483519930_Image.png",
  "squareMeter": "59.46",
  "id": "945558"
},
{
  "printlnReport": true,
  "_id": "65f3e989857bdc098aa098f9",
  "property": "Sheth Zuri, Thane West",
  "area": "635",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "9",
  "source": "https://www.99acres.com/",
  "expectedPrice": "16700000",
  "expectedRate": "26299.21",
  "builtUpExpectedRate": "23908.38",
  "image": "cases/65f13d79857bdc098a9c4d10/
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"squareMeter": "58.99",
"id": "760574"
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  "property": "Sheth Zuri, Thane West",
  "area": "496",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "27",
  "source": "Index_no.2",
  "expectedPrice": "12242958",
  "expectedRate": "24683.38",
  "builtUpExpectedRate": "22439.44",
  "image": "cases/65f13d79857bdc098a9c4d10/
indicator_1710483644445_Image.png",
  "squareMeter": "46.08",
  "id": "875191"
}
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    "status": false,
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externallmg_r_1710414926244_1710415099592_image_1.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65f2dc56857bdc098a9f59cc",
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    "path": "cases/65f13d79857bdc098a9c4d10/
externallmg_r_1710414927574_1710415099592_image_2.jpg",
    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "65f2dc56857bdc098a9f59cd",
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    "name": "externallmg_r_1710414928875_1710415099592_image_3.jpg",
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externallmg_r_1710414928875_1710415099592_image_3.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65f2dc56857bdc098a9f59ce",
    "name": "externallmg_r_1710414924097_1710415099592_image_0.jpg",
    "path": "cases/65f13d79857bdc098a9c4d10/
externallmg_r_1710414924097_1710415099592_image_0.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65f2dc56857bdc098a9f59cf",
    "name": "externallmg_r_1710414929912_1710415099592_image_4.jpg",
    "path": "cases/65f13d79857bdc098a9c4d10/
externallmg_r_1710414929912_1710415099592_image_4.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65f2dc56857bdc098a9f59d0",
    "name": "externallmg_r_1710414931093_1710415099592_image_5.jpg",
    "path": "cases/65f13d79857bdc098a9c4d10/
externallmg_r_1710414931093_1710415099592_image_5.jpg",
    "orientation": "landscape"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "65f2dc3d857bdc098a9f5975",
    "name": "externallmg_r_1710414907384_1710415084763_image_0.png",
    "path": "cases/65f13d79857bdc098a9c4d10/
externallmg_r_1710414907384_1710415084763_image_0.png",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "65f2dc3d857bdc098a9f5976",
    "name": "externallmg_r_1710414907790_1710415084763_image_1.jpg",
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    "path": "cases/65f13d79857bdc098a9c4d10/
externalImg_r_1710414907790_1710415084763_image_1.jpg",
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  }
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"externalDocuments": [],
"processingDocuments": [
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    "originalName": "Calculation.xlsx",
    "filename": "1710483874286_Calculation.xlsx",
    "path": "cases/65f13d79857bdc098a9c4d10/
processingDocuments/1710483874286_Calculation.xlsx",
    "size": "2202905",
    "createdAt": "Fri Mar 15 2024 11:54:35 GMT+0530 (India Standard Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  }
],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
  {
    "createdBy": {
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      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Shobha",
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profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
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  }
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"updatedAt": "2024-03-16T03:25:59.534Z",
"__v": 0,
"assignmentType": {
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 2704, 27th Floor, Wing - E, Sheth Zuri, Sector 4,
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Eastern Express Highway , Village - Panchpakhadi, Thane (West), Taluka - Thane ,
District - Thane , Thane, PIN - 400 606, State - Maharashtra, Country - India",

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"updatedBy": "60f915d3f3dd69653a592199",  
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"email": "",  
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"ownershipShare": "",  
"proposePurchaserName": "Mr. Anjul Arpit & Subhashree Behza ",  
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"finalCarpetConvertToBuiltUpPer": "10",  
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"flatRate": "26000",  
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"lesseeName": "",
"leasePremium": "",
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"leasePeriod": 0,
"leaseFrom": "",
"leaseTo": "",
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Other			
Composition :			