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{
  "typeOfReport": {
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    "RVDSValues": false,
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  "toAssess": {
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    "type": "CREDITOFFICER",
    "_id": "64d1d989dc9f3034f301db35",
    "firstName": "Anagha",
    "lastName": "Ghanekar",
    "mobileNo": "",
    "workMobileNo": "9892850594",
    "email": "Anagha@sbi.co.in"
  },
  "fees": {
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    "discussWithPerson": "Anagha",
    "expectedFees": null,
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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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  "initial": "SBI",
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  "name": "RASMECCC Panvel",
  "email": "cord.21117@sbi.co.in",
  "mobileNo": "02227572748",
  "alternateMobileNo": "",
  "address": "Shop No 5,Ground Floor,Sharda Terrace, Plot No 65,Sector-11,CBD
Belapur, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "role": "PICKUPPERSON",
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  "email": "mahindra.bijlaney@gmail.com",
  "lastName": "Bijlaney",
  "mobileNo": "9833016592",
  "shortName": "MB",
  "workWithDocumentMaker": "",
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  "_id": "65829f7c65d49d78457ec7be",
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  "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",
  "designation": "",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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    "label": "Chartered Engineer"
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  "value": "",
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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    "value": "rcc_Slab"
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Urban"
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  "townplanApprovedByList": {
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    "label": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "west": "Seawoods Darave Railway Station ",
    "south": "Building No. D-07",
    "east": "Road "
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  "asPerDocumentAgreement": {
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    "south": "Details not available ",
    "east": "Details not available "
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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  "isDisplay": false,
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"extraDetailOfProperty": "As per Sale Plan, the composition of Flat is 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets.",
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"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": ""
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
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"igrRate": {
  "propertyName": "Residential",
  "rate": "122900",
  "landRate": "55200",
  "igrImage": "cases/660561315ca1625e5065ce38/igr_1711716155033_Image.png",
  "squareMeterGuideLineRate": "129045.00",
  "squareFeetGuideLineRate": "11989.00"
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"igrFinalRate": {
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    "value": "Residential_Purpose"
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  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
  },
  "monthlyRent": "50,000/- (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 ",
  "floorSpaceIndex": "As per NMMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\\ Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
  }
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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Along with One Car Parking Space ",
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  "label": "Completed"
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"asthetikLook": {
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  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
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},
"protAgainstNatDis": {
  "value": "Good",
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
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  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
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"noOfFloors": "15",
"flatFloorNo": "5",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "7"
},
"finalPlinthArea": {
  "area": "817.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/660561315ca1625e5065ce38/
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    "routeLat": "19.022249",
    "routeLng": "73.020715",
    "stationName": "Seawoods ",
    "routeDistance": "600 Mtrs. "
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
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    "finallatLng": true
  },
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    }
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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  "totalothersRate": "0",
  "finaltotal": "22290000.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "22290000.00"
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"outward": {
  "status": false,
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},
"rateVerify": {
  "status": false
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"underConstruction": {
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"floorsCompleted": "",
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"status": false
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"label": "External Plastering",
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"status": false
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"window": {
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  "status": false
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"flooringTilingKitchenPlatform": {
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"internalPainting": {
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"externalPainting": {
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"liftInstallation": {
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  "status": false
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  "floorsCompleted": "",
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  "status": true
}
},
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  "selectedBuildUpValue": "817.30",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "path": "cases/660561315ca1625e5065ce38/
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    }
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  "selfieWithSiteVisitImages": [],
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    {
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    "orientation": "portrait"
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    "path": "cases/660561315ca1625e5065ce38/
externallmg_1711712834243_image.jpeg",
    "orientation": "portrait"
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    "path": "cases/660561315ca1625e5065ce38/
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "32468"
  },
  "builtUpRateRange": {
    "min": "27642",
    "max": "29516"
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}
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    "isEditable": true
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    "isEditable": true
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  "kitchenArrangements": {
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    "isEditable": true
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"isEditable": true
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  "ratePerUnit": "0.00",
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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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
  "SITE_INSPECTION": true,
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"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",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "743.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentIds": [],
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"ownerName": "Mrs. Divya Ashish Rawat & Mr. Ashish Jagdishsingh Rawat ",
"ownerPhoneNo": "9780545549",
"appAddress": "Flat no 507,Bldg no D06,L&T Seawoods residency,,Phase 1,",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
  },
  "inputs": {
    "documentDate": "21/03/2024",
    "from": {
      "value": "Promoter",
      "label": "Promoter"
    },
  },
  "Promoter": "M/s. L & T Seawoods Ltd. ",
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"to": {
  "value": "Purchasers",
  "label": "Purchasers"
},
"Purchasers": "Mrs. Divya Ashish Rawat & Mr. Ashish Jagdishsingh Rawat ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "6203 / 2024"
},
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"displayStatus": true,
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"document_1711628572815_1711628763330_DIVYA_RAWAT_PROPERTY_0001.pdf"
},
{
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "number": {
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      "label": "No"
    },
  },
  "No": "P51700020275"
},
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"displayStatus": false,
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30_DIVYA_RAWAT_PROPERTY_0001.pdf",
"path": "cases/660561315ca1625e5065ce38/document_1711716795416_document
_1711628572815_1711628763330_DIVYA_RAWAT_PROPERTY_0001.pdf",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Mar 29 2024 18:23:15 GMT+0530 (India Standard Time)"
},
{
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    "label": "Occupancy Certificate"
  }
}
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},
"inputs": {
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  "nameOfApprovingAuthority": {
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    "label": "Navi Mumbai Municipal Corporation."
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "NMMCC / FO / 2023 / APL / 00012"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/660561315ca1625e5065ce38/
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"id": "224086",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Mar 29 2024 18:32:28 GMT+0530 (India Standard Time)"
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{
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "NMMC / NRV / B.P / 2592 / 2022"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/660561315ca1625e5065ce38/document_1711717446324_document
_1711628572815_1711628763330_DIVYA_RAWAT_PROPERTY_0001.pdf",
  "id": "642408",
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"uploadedBy": "62fe044a48a26047e6552796",
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"createdBy": "63fda584ce84bf289baadaf6",
"caseHistory": [
  {
    "id": "288215",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Mar 28 2024 17:53:13 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Divya Ashish Rawat & Mr. Ashish Jagdishsingh Rawat ",
    "phone": "9780545549",
    "ownershipShare": "",
    "email": "",
    "id": "419516"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "6606a9a15ca1625e5067881f",
    "area": "743",
    "providedByName": "Divya Ashish Rawat",
    "providedByContactNo": "9780545549"
  }
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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    "label": " Agreement",
    "value": "652d16a0316e1359cebd3c15"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "69.03",
  "totalAreaDocument": "743",
  "docBuiltpPercentage": "10",
  "docFinalBuiltp": "817.30",
  "docFinalBuiltpSquareMeter": "75.93",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "699747"
}
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"images": [],
"indicatorArr": [
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    "property": "L & T Seawoods Residences, Nerul",
    "area": "750",
    "builtpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "10",
    "source": "magic_bricks",
    "expectedPrice": "23000000",
    "expectedRate": "30666.67",
    "builtpExpectedRate": "27878.79",
    "image": "cases/660561315ca1625e5065ce38/
indicator_1711715553531_Image.png",
    "squareMeter": "69.68",
    "id": "529628"
  },
  {
    "printlnReport": true,
    "_id": "6606b78c5ca1625e5067bd76",
    "property": "L & T Seawoods Residences, Nerul",
    "area": "770",
    "builtpPercentage": "10",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Middle",
"source": "magic_bricks",
"expectedPrice": "25000000",
"expectedRate": "32467.53",
"builtUpExpectedRate": "29515.94",
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indicator_1711715666242_Image.png",
"squareMeter": "71.54",
"id": "251867"
},
{
  "printlnReport": true,
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  "property": "L & T Seawoods Residences, Nerul",
  "area": "740",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "6",
  "source": "magic_bricks",
  "expectedPrice": "22500000",
  "expectedRate": "30405.41",
  "builtUpExpectedRate": "27641.28",
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indicator_1711715711960_Image.png",
  "squareMeter": "68.75",
  "id": "649128"
},
{
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  "area": "1178",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "18",
  "source": "Index_no.2",
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  "expectedRate": "30521.24",
  "builtUpExpectedRate": "27746.58",
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    "image": "cases/660561315ca1625e5065ce38/
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    "path": "cases/660561315ca1625e5065ce38/
externalimg_1711712822244_image.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6606aa655ca1625e50678ae3",
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    "path": "cases/660561315ca1625e5065ce38/
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    "orientation": "portrait"
  },
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    "status": false,
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    "path": "cases/660561315ca1625e5065ce38/
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    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "path": "cases/660561315ca1625e5065ce38/
externallmg_1711712838843_image.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
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    "name": "externallmg_1711712841554_image.jpeg",
    "path": "cases/660561315ca1625e5065ce38/
externallmg_1711712841554_image.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6606aa655ca1625e50678ae9",
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externallmg_1711712844172_image.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6606aa655ca1625e50678aea",
    "name": "externallmg_1711712849239_image.jpeg",
    "path": "cases/660561315ca1625e5065ce38/
externallmg_1711712849239_image.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6606aa655ca1625e50678aeb",
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    "name": "externalImg_1711712852968_image.jpeg",
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externalImg_1711712852968_image.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6606aa655ca1625e50678aec",
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    "path": "cases/660561315ca1625e5065ce38/
externalImg_1711712856526_image.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
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    "path": "cases/660561315ca1625e5065ce38/
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    "orientation": "portrait"
  }
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59_Calculation_1_2.xlsx",
    "filename": "1711716230909_1700891975573_1695465043548_1694516251783_1
694241590859_Calculation_1_2.xlsx",
    "path": "cases/660561315ca1625e5065ce38/processingDocuments/1711716230909
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    "size": "1941700",
    "createdAt": "Fri Mar 29 2024 18:13:52 GMT+0530 (India Standard Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
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    "filename": "1711716232543_igr_24416.pdf",
    "path": "cases/660561315ca1625e5065ce38/
processingDocuments/1711716232543_igr_24416.pdf",
    "size": "155455",
    "createdAt": "Fri Mar 29 2024 18:13:52 GMT+0530 (India Standard Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  }
]
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      "filename": "1711716232680_30000.pdf",
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processingDocuments/1711716232680_30000.pdf",
      "size": "158940",
      "createdAt": "Fri Mar 29 2024 18:13:52 GMT+0530 (India Standard Time)",
      "uploadedBy": "60f915d3f3dd69653a592199"
    }
  ],
  "leadRemarks": [],
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  "remarks": [
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        "role": "MAKER + RATE VERIFIER + CHEAKER",
        "firstName": "Shobha",
        "lastName": "Kuperkar",
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Residences Phase 1, Plot No. R-1, Sector 40, Nerul Node, Near Seawoods Darave
Railway Station , Village - Nerul, Taluka - Thane , District - Thane , Navi Mumbai , PIN -
400 706, State - Maharashtra, Country - India",
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