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{
  "typeOfReport": {
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    "RVDSValues": false,
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    },
    "type": "CREDITOFFICER",
    "_id": "635f732fe363ef22db2f1c80",
    "firstName": "Ravindra Sir",
    "lastName": "sir",
    "mobileNo": "",
    "email": "1sbi.14677@sbi.co.in",
    "workMobileNo": "7738642220"
  },
  "fees": {
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    "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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  "name": "State Bank of India",
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  "name": "RACPC Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
  "alternateMobileNo": "",
  "address": "Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4,
Railway Station Building, C.B.D. Belapur, Navi Mumbai - 400 614, State - Maharashtra,
Country - India.",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
  "sendStructuralCertificate": "0"
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  "firstName": "Mahendra",
  "email": "mahindra.bijlaney@gmail.com",
  "lastName": "Bijlaney",
  "mobileNo": "9833016592",
  "shortName": "MB",
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"siteEngineer": {
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  "_id": "62720a36afd7d55eddedc4a7",
  "role": "SITEENGINEER",
  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
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  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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"email": "shyam@vastukala.org",
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  "mobileNo": "9004437379",
  "shortName": "VS",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "label": "Chartered Engineer"
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  "fatherName": "Baburao"
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  "label": true
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  "key": "suburb",
  "value": "Vlraar (West)",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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  "windows": {
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    "label": "Powder Coated Aluminium Sliding"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "south": "Crest Tower",
    "east": "Pinnacle Tower"
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    "east": "Details not available"
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      "east": "Details not available",
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    "asPerDocument": {
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    "west": "Details not available"
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the construction is as per approved plan.",
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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "61700",
  "landRate": "11300",
  "igrImage": "cases/6606a3225ca1625e50676f53/igr_1711781127536_Image.png",
  "squareMeterGuideLineRate": "67870.00",
  "squareFeetGuideLineRate": "6305.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "61700.00",
  "squareMeterGuideLineRate": "67870.00",
  "squareFeetGuideLineRate": "6305.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  }
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"taxAmount": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "N.A.",
"floorSpaceIndex": "As per VVCMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "N.A."
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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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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"value": "Plain_Looking",
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
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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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"value": "1",
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"maintenanceOfTheBuilding": {
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "20",
"flatFloorNo": "16",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "14"
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},
"finalPlinthArea": {
  "area": "482.90",
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6606a3225ca1625e50676f53/
routeMap_1711781278326_Image.png",
    "routeLat": "19.438944",
    "routeLng": "72.793111",
    "stationName": "Virar",
    "routeDistance": "2.9 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "hpr5to",
      "name": "hpr5to",
      "image": "cases/6606a3225ca1625e50676f53/
routeMap_1711781199494_Image.png"
    }
  ]
},
"valuation": {
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4170500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4170500.00"
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"outward": {
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  "date": "Sat Mar 30 2024 12:44:58 GMT+0530 (India Standard Time)",
  "number": "2305829",
  "dayCount": "10",
  "monthCount": "577",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
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"status": true
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"rccPlinth": {
  "label": "RCC Plinth",
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  "status": false
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
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  "isHideFloor": false,
  "status": false
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"internalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "floorsCompleted": "",
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
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  "selectedBuildUpValue": "482.90",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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"externallmg_1711715739242_WhatsApp_Image_20240329_at_175911.jpeg",
      "path": "cases/6606a3225ca1625e50676f53/
externallmg_1711715739242_WhatsApp_Image_20240329_at_175911.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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"externalPhotos": [
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    "path": "cases/6606a3225ca1625e50676f53/
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    "orientation": "portrait"
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    "path": "cases/6606a3225ca1625e50676f53/
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    "orientation": "portrait"
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    "path": "cases/6606a3225ca1625e50676f53/
externallmg_1711715739231_WhatsApp_Image_20240329_at_175910.jpeg",
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"compositionImages": [
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    "path": "cases/6606a3225ca1625e50676f53/
externallmg_1711715739279_WhatsApp_Image_20240329_at_175917_2.jpeg",
    "orientation": "portrait"
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  {
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/6606a3225ca1625e50676f53/
externallmg_1711715739268_WhatsApp_Image_20240329_at_175916_2.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "6606b59b5ca1625e5067b543",
    "name": "Living Room",
    "path": "cases/6606a3225ca1625e50676f53/
externallmg_1711715739255_WhatsApp_Image_20240329_at_175914_1.jpeg",
    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "0.00",
    "max": "0.00"
  },
  "builtUpRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": false
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  "wardrobes": {
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"quantity": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"kitchenArrangements": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "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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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
  "SITE_INSPECTION": false,
  "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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  "value": "LEAD"
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"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "439.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "6606a3225ca1625e50676f53",
"ownerName": "Mr. Nikit Niranjn Shetty",
"ownerPhoneNo": "9730250452",
"appAddress": "1607, Palm grove Tower, Boling Virar",
"remark": "sourcing Rahul Pandey",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "21/03/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Joyville Shapoorji Housing Pvt. Ltd.",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Nikit Niranjn Shetty",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "6152/2024"
    }
  },
]
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    "isHardCopy": false,
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document_1711710353169_1711710544028_SKMBT_C28024032805070.pdf",
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"document_1711710353169_1711710544028_SKMBT_C28024032805070.pdf"
  },
  {
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      "value": "60ae129faa6d152c1801b47d",
      "label": "RERA Certificate"
    },
    "inputs": {
      "documentDate": "09/09/2021",
      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Real_Estate_Regulatory_Authority",
        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "P99000018521"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1711778958663_1069832.pdf",
    "path": "cases/6606a3225ca1625e50676f53/
document_1711778958663_1069832.pdf",
    "id": "490506",
    "uploadedBy": "60eeaeddf3dd69653a581316",
    "createdAt": "Sat Mar 30 2024 11:39:18 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "16/02/2024",
      "nameOfApprovingAuthority": {
        "value": "Vasai_Virar_City_Municipal_Corporation",
        "label": "Vasai Virar City Municipal Corporation"
      },
      "number": {
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    "value": "No",
    "label": "No"
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"uploadedBy": "60eeaeddf3dd69653a581316",
"createdAt": "Sat Mar 30 2024 11:39:49 GMT+0530 (India Standard Time)"
}
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"caseNumber": "008036",
"createdBy": "63fda584ce84bf289baadaf6",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Mar 29 2024 16:46:50 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Nikit Niranjan Shetty",
    "phone": "9730250452",
    "ownershipShare": "",
    "email": "",
    "id": "724551"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "9",
    "name": "Kitchen",
    "length": "6.92",
    "length1": "6",
    "length2": "11",
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"width": "8.92",
"width1": "8",
"width2": "11",
"totalArea": "61.67",
"images": [],
"finalArea": "61.67",
"extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "8",
  "name": "Living Room",
  "length": "",
  "length1": "8",
  "length2": "10",
  "width": "",
  "width1": "14",
  "width2": "4",
  "totalArea": "126.61",
  "images": [],
  "finalArea": "126.61",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "7",
  "name": "Passage",
  "length": "4.58",
  "length1": "4",
  "length2": "7",
  "width": "3.67",
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  "width2": "8",
  "totalArea": "16.81",
  "images": [],
  "finalArea": "16.81",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "length1": "8",
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  "width": "10.92",
  "width1": "10",
  "width2": "11",
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  "images": [],
  "finalArea": "96.43",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bathroom",
  "length": "",
  "length1": "4",
  "length2": "7",
  "width": "",
  "width1": "3",
  "width2": "7",
  "totalArea": "16.42",
  "images": [],
  "finalArea": "16.42",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "WC",
  "length": "2.83",
  "length1": "2",
  "length2": "10",
  "width": "4.67",
  "width1": "4",
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"width2": "8",
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"images": [],
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"extraAreas": []
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],
"otherComposition": [
{
"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Dry Balcony Area",
"value": "Dry_Balcony_Area"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
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"length2": "0",
"width": "",
"width1": "6",
"width2": "11",
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"images": [],
"extraAreas": [],
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"percentage": "100"
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{
"toBeAdded": {
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"value": "Carpet"
},
},
"name": {
"label": "Flowered Area",
"value": "Flowered_Area"
},
},
"measurementType": {
"value": "Square_Feet",
```

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  "length1": "2",
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  "width": "8.83",
  "width1": "8",
  "width2": "10",
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  "images": [],
  "extraAreas": [],
  "finalArea": "17.67",
  "percentageBeforeTotal": "17.67",
  "percentage": "100"
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{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "2.00",
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  "length2": "0",
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  "width1": "8",
  "width2": "10",
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  "images": [],
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  "finalArea": "17.67",
  "percentageBeforeTotal": "17.67",
  "percentage": "100"
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"externalReport": [],
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "146195",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "439",
  "squareMeterArea": "40.78",
  "docFinalBuiltUp": "482.9",
  "docFinalBuiltUpSquareMeter": "44.858000000000004",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "10",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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    "area": "432",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "source": "Index_no.2",
    "expectedPrice": "3981300",
    "expectedRate": "9215.97",
    "builtUpExpectedRate": "8378.16",
    "image": "cases/6606a3225ca1625e50676f53/
indicator_1711780617347_Image.jpeg",
    "squareMeter": "40.13",
    "id": "675318"
  },
  {
    "printlnReport": false,
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    "property": "Residential Flat",
    "area": "661",
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"builtUpPercentage": "10",
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"expectedRate": "8808.74",
"builtUpExpectedRate": "8007.95",
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},
{
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  "property": "Residential Flat",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "square_yards",
  "expectedPrice": "4500000",
  "expectedRate": "10250.57",
  "builtUpExpectedRate": "9318.70",
  "image": "cases/6606a3225ca1625e50676f53/
indicator_1711780744529_Image.png",
  "squareMeter": "40.78",
  "id": "323477"
},
{
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  "_id": "6607b45f5ca1625e5068a9a1",
  "property": "Residential Flat",
  "area": "439",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "square_yards",
  "expectedPrice": "4600000",
  "expectedRate": "10478.36",
  "builtUpExpectedRate": "9525.78",
  "image": "cases/6606a3225ca1625e50676f53/
indicator_1711780812316_Image.png",
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"id": "918147"
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{
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  "area": "401",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "3950000",
  "expectedRate": "9850.37",
  "builtUpExpectedRate": "8954.89",
  "image": "cases/6606a3225ca1625e50676f53/
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  "id": "326532"
},
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  "areaType": "Carpet",
  "source": "magic_bricks",
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| Name | Length | Width | Total |
|---------------|--------|-------|-------|
| Composition : | | | |
| Kitchen | 6'11" | 8'11" | 61.67 |

| | | | |
|------------------------|-------|--------|--------|
| Living Room | 8'10" | 14'4" | 126.61 |
| Passage | 4'7" | 3'8" | 16.81 |
| Bedroom | 8'10" | 10'11" | 96.43 |
| Bathroom | 4'7" | 3'7" | 16.42 |
| WC | 2'10" | 4'8" | 13.22 |
| Other Composition : | | | |
| Dry Balcony Area | 2'0" | 6'11" | 13.83 |
| Flowered Area | 2'00" | 8'10" | 17.67 |
| Flowered Area | 2'0" | 8'10" | 17.67 |