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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
    "_id": "659e42a602c44c777bae2d2f",
    "firstName": "Surendra",
    "lastName": "Kamble",
    "mobileNo": "",
    "workMobileNo": "8689869332",
    "email": "2sbi.14677@sbi.co.in"
  },
  "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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  "initial": "SBI",
  "remark": "Temp",
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"branch": {
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  "type": "BRANCH",
  "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": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"siteEngineer": {
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  "_id": "642bad2b91d7c62df117fef2",
  "role": "SITEENGINEER",
  "firstName": "Abhiraj",
  "email": "abhishekharijan@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8369839430",
  "designation": "",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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  ],
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"fatherName": "Baburao"
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  "schedule": [],
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      "remark": "MANUAL_IN_TASK"
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Kiwale",
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  "value": "Pune",
  "label": false
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  "label": true
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  "value": "Haveli",
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  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "",
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  "value": "",
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "label": true
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  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "suburb",
  "value": "",
  "label": false
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  "roof": {
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
  },
  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
  },
  "finishing": {
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    "label": "Building Under Construction"
  }
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"populationClassList": {
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  "label": "Middle Class"
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Pimpri Chinchwad Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Kanak Residency Phase - I",
  "west": "Open Plot",
  "south": "Under Construction Building",
  "east": "Road"
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"asPerDocumentAgreement": {
  "north": "Part of S. No. 67",
  "west": "Part of S. No. 67 (Shinde)",
  "south": "Part of S. No. 67 (Saniket Developers)",
  "east": "12 Mtrs. Internal Road"
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"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Terrace Area.",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan Document No.B.P. /
Kivale / 45 / 2024 Dated 30.03.2024 issued by Pimpri - Chinchwad Municipal
Corporation",
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  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
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  "landRate": "10490",
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  "squareFeetGuideLineRate": "5485.00"
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  "depreciationPercentage": "0",
  "rate": "53670.00",
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  "squareFeetGuideLineRate": "5485.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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  "propertyOccupiedByList": {
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"label": "Building Under Construction"
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"monthlyRent": "13,000/- Expected rental income per month after completion",
"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
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"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per Pimpri - Chinchwad Municipal Corporation norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
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    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Along with One Car Parking Space",
  "constructionWorkStatus": {
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  "asthetikLook": {
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  }
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"dateOfConstruction": {
  "date": "",
  "month": "1",
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  "fullDate": "1/1/2024"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"materialUsedList": {
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  "label": "Building Under Construction"
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"buildingSpecification": {
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  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "13",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
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"area": "698.50",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
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    "routeMapImg": "cases/66435a3d7bba895b81581ef6/
routeMap_1715859079116_Image.png",
    "routeLat": "18.668556",
    "routeLng": "73.740111",
    "stationName": "Dehu Road",
    "routeDistance": "3.2 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
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      "id": "yzl71r",
      "name": "yzl71r",
      "image": "cases/66435a3d7bba895b81581ef6/
routeMap_1715858964721_Image.png"
    }
  ]
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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  "isHideFloor": true,
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"compositionImages": []
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"ownerPhoneNo": "7447446851",
"fullAddress": "Residential Flat No. 1305, 13th Floor, Building No B, Kanak Residency
Phase II, Opp. Dharaskar Hospital, Near Mukai Chowk Ravet, Village - Kiwale, Taluka -
Haveli, District - Pune, Pune, PIN Code - 412 101, State - Maharashtra, India",
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    }
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  },
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      "label": "Developers"
    },
    "Developers": "M/s. Sai Siddhi Associates",
    "to": {
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      "label": "purchaser"
    },
    "purchaser": "Mr. Dipak Prakash Chikhalkar",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "9440/2024"
  },
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  "displayStatus": true,
  "id": "309376",
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  "inputs": {
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  },
  "isHardCopy": false,
  "displayStatus": false,
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    "label": "RERA Certificate"
  },
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "P52100033344"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu May 16 2024 17:24:17 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Pimpri Chinchwad Municipal Corporation"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "B.P. / Kivale / 45 / 2024"
  },
  "isHardCopy": false,
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  },
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      "label": "Pimpri Chinchwad Municipal Corporation"
    },
    "number": {
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      "label": "Document No"
    }
  },
  "Document_No": "B.P. / Kivale / 45 / 2024"
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  "displayStatus": true,
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  "label": "Commercial"
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"caseNumber": "008690",
"createdBy": "64cde526dc9f3034f3fefa49",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue May 14 2024 18:04:05 GMT+0530 (India Standard Time)"
  }
],
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"owners": [
  {
    "name": "Mr. Dipak Prakash Chikhalkar",
    "phone": "7447446851",
    "ownershipShare": "",
    "email": "",
    "id": "305005"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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      "label": "Agreement For Sale"
    },
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "58.99",
    "totalAreaDocument": "635",
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    "docFinalBultUpSquareMeter": "64.89",
    "docSaleablePercentage": "",
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    "docFinalSaleableSquareMeter": "0.00",
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"images": [],
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"area": "881.10",
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"builtUpExpectedRate": "7377.14",
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    "squareMeterArea": "49.52",
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  "builtUpArea": {
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    "percentage": "10"
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    "path": "cases/66435a3d7bba895b81581ef6/
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Other			
Composition :			