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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": false,
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  "creditOfficer": {
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    },
    "firstName": "Dheerendra",
    "type": "CREDITOFFICER",
    "_id": "662781af7f34894a8aa37859",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "9140957299",
    "email": "dheerendra.singh@gmail.com"
  },
  "fees": {
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    "expectedFees": null,
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  "shortName": "VCIPL/Mumbai",
  "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",
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  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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  "workWithDocumentMaker": "",
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  "firstName": "Pradnya ",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
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  "designation": "",
  "mobileNo": "9004134140",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
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  "workWithDocumentMaker": ""
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  }
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        "label": "Chartered Engineer"
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  "workWithDocumentMaker": "",
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  "fatherName": "Baburao"
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  "value": "BANK"
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19.18312892964081
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      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
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"address": {
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    "label": true
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"value": "Usarghar",
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  "value": "Thane ",
  "label": true
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  "value": "Kalyan ",
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  "value": "Runwal Garden City Cluster 06 Tower 6-9",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "label": false
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "label": false
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  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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  "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."
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    "label": "Proposed Cement Plastering"
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  "label": "Urban"
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  "label": "Mumbai Metropolitan Region Development Authority"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Tower No. 9",
  "south": "Internal Road",
  "east": "My City Central Park"
},
"asPerDocumentAgreement": {
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  "west": "Details not available\n",
  "south": "Details not available\n",
  "east": "Details not available\n"
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    "west": "",
    "south": "",
    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
  }
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"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 1 Bedroom + Living / Dining + Kitchen + W.C + Bath. (1BHK + W.C. + Bath)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Sandap - 01 / Vol - 19 & 21 / 899 / 2023 dated 23.06.2023 issued by MMRDA.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "12000.00",
  "depreciatedBuildingRate": "2700"
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  "rate": "69000",
  "landRate": "9600",
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  "squareMeterGuideLineRate": "75900.00",
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"squareFeetGuideLineRate": "7051.00"
},
"igrFinalRate": {
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  "squareMeterGuideLineRate": "75900.00",
  "squareFeetGuideLineRate": "7051.00"
},
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    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
  },
  "monthlyRent": "15,000/- (Expected rental income per month after completion\n of
construction works",
  "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 MMRDA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "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": "Proposed Municipal Water Supply"
},
"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"carParking": "Proposed Stilt Car Parking Space",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
},
"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"materialUsedList": {
  "value": "Building_Under_Construction",
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"label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
}
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "33",
"flatFloorNo": "17",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "10"
},
"finalPlinthArea": {
  "area": "391.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6676b7ee816c385eb891464e/
routeMap_1719294635643_Image.png",
    "routeLat": "19.181722",
    "routeLng": "73.075139",
    "stationName": "Datiwali",
    "routeDistance": "2.2 Km. "
  },
  "finalLatLng": {
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    "type": "Point"
  },
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"showLocation": {
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    "name": "lz2x zr",
    "image": "cases/6676b7ee816c385eb891464e/
routeMap_1719294518389_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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"outward": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": true
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    "status": true
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    "status": true
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  "floorsCompleted": "",
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Internal Painting",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "11.14",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "391.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
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  ]
}
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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externallmg_r_1719221645850_1719221507432_image_4.jpg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "11546.00",
    "max": "12748.00"
  },
  "builtUpRateRange": {
    "min": "10496.00",
    "max": "11589.00"
  }
}
```

```
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    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
  },
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  }
}
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"interiorDecorations": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "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": "",
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  "estimatedValue": "0.00",
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"status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "356.00",
"empanelmentNo": [
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  "SME/TCC/2021-22/86/3"
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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentIds": [],
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"ownerName": "Ms. Khushi Bhavesh Sachde & Mrs. Shilpa Bhavesh Sachade",
"ownerPhoneNo": "9137212188",
"appAddress": "Flat no. 1708, 17th Floor, CL - 06-08, Tower no. 08, Usarghar Kalyan Dombivali ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  }
]
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},
"inputs": {
  "documentDate": "19/06/2024",
  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "M/s. Horizon Projects Pvt. Ltd.",
  "to": {
    "value": "Purchaser",
    "label": "Purchaser"
  },
  "Purchaser": "Mr. Saurabh Shankar Natu ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "10049 / 2024"
},
"isHardCopy": false,
"displayStatus": true,
"id": "305476",
"path": "cases/6676b7ee816c385eb891464e/
document_1719056332372_1719056198393_DocScanner_22Jun2024_333_pm.pdf",
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"document_1719056332372_1719056198393_DocScanner_22Jun2024_333_pm.pdf"
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{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "23/06/2023",
    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Sandap - 01 / Vol - 19
& 21 / 899 / 2023"
  },
}
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"isHardCopy": false,
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"id": "903324",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Jun 25 2024 09:42:30 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Sandap - 01 / Vol - 19
& 21 / 899 / 2023"
},
"isHardCopy": false,
"displayStatus": false,
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Jun 25 2024 09:43:18 GMT+0530 (India Standard Time)"
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    }
  },
  "number": {
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    "value": "No",
    "label": "No"
  },
  "No": "P51700052561"
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"path": "cases/6676b7ee816c385eb891464e/
document_1719289655240_P51700052561.pdf",
"id": "578937",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Jun 25 2024 09:57:35 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "009452",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "325638",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jun 22 2024 17:09:26 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Ms. Khushi Bhavesh Sachde & Mrs. Shilpa Bhavesh Sachade",
    "phone": "9137212188",
    "ownershipShare": "",
    "email": "",
    "id": "713989"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  },
  "docMeasurementType": {
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"value": "Square_Feet",
"label": "Square Feet"
},
"id": "414517",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "356",
"squareMeterArea": "33.07",
"docFinalBuiltUp": "391.6",
"docFinalBuiltUpSquareMeter": "36.377",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
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"indicatorArr": [
{
"carpetArea": {
"area": "372.00",
"squareMeterArea": "34.56",
"expectedRate": "12365.59",
"percentage": ""
},
"builtUpArea": {
"area": "409.20",
"squareMeterArea": "38.02",
"expectedRate": "11241.45",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Runwal My City, Dombivali East",
"area": "372",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "15",
"source": "https://www.99acres.com/",
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"expectedPrice": "4600000",
"expectedRate": "12365.59",
"builtUpExpectedRate": "11241.45",
"image": "cases/6676b7ee816c385eb891464e/
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"squareMeter": "34.56",
"id": "493103"
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    "area": "353.00",
    "squareMeterArea": "32.79",
    "expectedRate": "12747.88",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "388.30",
    "squareMeterArea": "36.07",
    "expectedRate": "11588.98",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
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    "percentage": ""
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  "area": "353",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "16",
  "source": "https://www.99acres.com/",
  "expectedPrice": "4500000",
  "expectedRate": "12747.88",
  "builtUpExpectedRate": "11588.98",
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  "squareMeter": "32.79",
  "id": "171481"
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"carpetArea": {
  "area": "614.00",
  "squareMeterArea": "57.04",
  "expectedRate": "11545.60",
  "percentage": ""
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"builtUpArea": {
  "area": "675.40",
  "squareMeterArea": "62.75",
  "expectedRate": "10496.00",
  "percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "6679586a7fd7e65ed5822458",
"property": "Runwal My City, Dombivali East",
"area": "614",
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"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "4",
"source": "Index_no.2",
"expectedPrice": "7089000",
"expectedRate": "11545.60",
"builtUpExpectedRate": "10496.00",
"image": "cases/6676b7ee816c385eb891464e/
indicator_1719228477275_Image.png",
"squareMeter": "57.04",
"id": "777474"
}
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"externalImages": [
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  "status": false,
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  "path": "cases/6676b7ee816c385eb891464e/
externalimg_1719221641050_1719221507432_image_1.png",
  "orientation": "portrait"
}
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      "status": false,
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externallmg_r_1719221642626_1719221507432_image_2.jpg",
      "orientation": "portrait"
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      "status": false,
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      "path": "cases/6676b7ee816c385eb891464e/
externallmg_r_1719221645850_1719221507432_image_4.jpg",
      "orientation": "portrait"
    },
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      "path": "cases/6676b7ee816c385eb891464e/
externallmg_r_1719221639776_1719221507432_image_0.jpg",
      "orientation": "portrait"
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externallmg_r_1719221652375_1719221507432_image_7.jpg",
      "orientation": "portrait"
    },
  ],
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{
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externallmg_r_1719221647835_1719221507432_image_5.jpg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66793d9a816c385eb891c480",
  "name": "externallmg_r_1719221650260_1719221507432_image_6.jpg",
  "path": "cases/6676b7ee816c385eb891464e/
externallmg_r_1719221650260_1719221507432_image_6.jpg",
  "orientation": "portrait"
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  "status": false,
  "_id": "66793d9a816c385eb891c481",
  "name": "externallmg_r_1719221653510_1719221507432_image_8.jpg",
  "path": "cases/6676b7ee816c385eb891464e/
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  "orientation": "portrait"
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  "path": "cases/6676b7ee816c385eb891464e/
externallmg_r_1719221655010_1719221507432_image_9.jpg",
  "orientation": "portrait"
},
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  "status": false,
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},
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Runwal Garden City Cluster 06 Tower 6-9, Cluster - 06, Diva Manpda Road, Village -
Usarghar, Dombivali (East), Taluka - Kalyan , District - Thane , PIN - 400 612, State -
Maharashtra, Country - India",
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"email": "",
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Other			
Composition :			