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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Naman Agarwal",
    "type": "CREDITOFFICER",
    "_id": "62789cf4b0d7f32a7ac19e1c",
    "lastName": "Agarwal",
    "mobileNo": "",
    "email": "naman.agarwal@sbi.co.in",
    "workMobileNo": "9160388615"
  },
  "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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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Samachar Marg, Fort, Mumbai, State - Maharashtra, Country - India"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"zone": {
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  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
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  "mobileNo": "9167204063",
  "shortName": "SJ",
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  "mobileNo": "9987305468",
  "designation": "",
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  "workWithDocumentMaker": ""
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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      "dateTime": "2024-07-12",
      "remark": "MANUAL_IN_TASK"
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "label": false
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},
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    "label": "Proposed Teak wood door frame with flush doors"
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Balaram Babu Khedekar Marg",
    "south": "Sumantai Mhatre Road & Aashirwad Building",
    "east": "Under Construction Building"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Plan, the composition of Residential Flat will be 1 Bedroom + Living Room + Dining + Kitchen + 2 Toilets.",
"dateOfIssusApprovePlan": "Copy of Approved plan Document No. SRA / ENG / MCGM / 0034 / 20060327 / AP dated 21.02.2024 issued by Slum Rehabilitation Authority",
"approvePlanVerified": "N.A., as the building is under construction",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of visit, Builder has not allowed for Internal site inspection, measurement and Internal Photographs of the property. The details about the work progress status has been provided by Sales Manager - Mr. Singh (Contact No. 9821366232).",
  "depreciationPercentage": "",
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  "salvageValue": "",
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  "rate": "195030",
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  "squareMeterGuideLineRate": "204782.00",
  "squareFeetGuideLineRate": "19025.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "squareFeetGuideLineRate": "19025.00"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "28,500/- Expected rental income per month after completion",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per SRA / MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"anyFavouringForExtraPotentialValue": "Located in Developed Area",
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Basement Car Parking",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
  },
  "typeOfFoundation": {
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    "label": "R.C.C. Foundation"
  }
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  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceIssues": {
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},
"visibleDamageInBuilding": {
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  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
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    "value": "Building_Under_Construction",
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  "provisionOfFirefighting": {
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    "label": "Building Under Construction"
  },
  "groundStilt": {
    "value": "ground",
    "label": "Ground"
  },
  "yearOfConstructionAsPer": {
    "value": "Approx.",
    "label": "Approx."
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "0",
  "ageOfBuilding": "0",
  "noOfBasement": "1",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "34",
  "flatFloorNo": "9",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "3"
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  "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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    "routeLng": "72.855689",
    "stationName": "Vadala Road",
    "routeDistance": "450 Mt."
  },
}
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  "finallatLng": true
},
"locationMapImg": [
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    "id": "8wv3w",
    "name": "8wv3w",
    "image": "cases/668bafcf5c60c02d3498ff2/
routeMap_1720786368060_Image.png"
  }
],
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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"distressValuePercentage": "80",
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"finalValue": "11400000.00"
},
"outward": {
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},
"rateVerify": {
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},
"underConstruction": {
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "14",
    "percentage": "15.135135135135137",
    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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"percentage": "2.65",
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"externalBrickWork": {
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  "status": true
},
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  "floorsCompleted": "14",
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  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
}
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  "status": false
},
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "31.76",
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    "isHideFloor": true,
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  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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externallmg_1720591183435_1720591064172_image_1.jpeg",
      "orientation": "portrait"
    }
  ],
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      "orientation": "portrait"
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externallmg_1720591183622_1720591064172_image_2.jpeg",
      "orientation": "portrait"
    }
  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
},
"indicatorRange": {
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    "min": "31603.00",
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"max": "33381.00"
},
"builtUpRateRange": {
  "min": "28730.00",
  "max": "30347.00"
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"saleableRateRange": {
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  "max": "0.00"
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    "isEditable": true
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  "superfineFinish": {
    "title": "Superfine finish",
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"quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "isEditable": true
},
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  "estimatedValue": "0.00",
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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
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"createCase": "false",
"type": "CASE",
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "380.00",
"empanelmentNo": [],
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "668bafcf5c60c02d3498ff2",
"ownerName": "Mrs. Pratima Vinay Bodele ",
"ownerPhoneNo": "8767650421",
"appAddress": "Flat no 904.9floor,Shree Bhairvnath Heights, Bhairavnath mandir
Marg,katruk road,wadala Mumbai ",
"remark": "",
"documents": [
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{
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    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "25/06/2024",
    "from": {
      "value": "Promoter",
      "label": "Promoter"
    },
    "Promoter": "M/s. Dignity Realty & Housing",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Mrs. Pratima Vinay Bodele",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "15717/2024"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "259436",
  "path": "cases/668bafcf5c60c02d3498ff2/document_1720430511092_1720430391134_Pratima_Vijay_BodeleSBI_PBB_Fort.pdf",
  "fileName": "document_1720430511092_1720430391134_Pratima_Vijay_BodeleSBI_PBB_Fort.pdf"
},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "07/12/2022",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
}
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    "Document_No": "P51900048008"
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document_1721363163894_P51900048008.pdf",
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Fri Jul 19 2024 09:56:04 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "FN / MCGM / 0034 / 20060327/AP / R"
},
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  "displayStatus": true,
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  "path": "cases/668bafcfa5c60c02d3498ff2/document_1721363211488_cc.pdf",
  "id": "289400",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Fri Jul 19 2024 09:56:56 GMT+0530 (India Standard Time)"
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  },
  "inputs": {
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      "label": "Slum Rehabilitation Authority (SRA)"
    }
  }
}
```

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    },
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      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "SRA / ENG / MCGM / 0034 / 20060327 / AP"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1721363444531_21_02_2024.pdf",
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  "id": "368103",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
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"caseHistory": [
  {
    "id": "264815",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jul 08 2024 14:52:23 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Pratima Vinay Bodele ",
    "phone": "8767650421",
    "ownershipShare": "",
    "email": "",
    "id": "197410"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  }
]
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},
"docMeasurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "647215",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "380",
"squareMeterArea": "35.3",
"docFinalBuiltUp": "418",
"docFinalBuiltUpSquareMeter": "38.83",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
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      "area": "704.00",
      "squareMeterArea": "65.40",
      "expectedRate": "33380.68",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "774.40",
      "squareMeterArea": "71.94",
      "expectedRate": "30346.07",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "66910dc5649e5b0af9dad69",
  "property": "Dignity Bayview, Wadala, Mumbai",
  "area": "704.00",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
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"floor": "",
"source": "Housing.Com",
"expectedPrice": "23500000.00",
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"builtUpExpectedRate": "30346.07",
"image": "cases/668bafcfa5c60c02d3498ff2/indicator_1720781713394_Image.png",
"squareMeter": "65.40",
"id": "760264"
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{
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    "squareMeterArea": "65.40",
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    "percentage": ""
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  "builtUpArea": {
    "area": "774.40",
    "squareMeterArea": "71.94",
    "expectedRate": "30346.07",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "704.00",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "square_yards",
  "expectedPrice": "23500000.00",
  "expectedRate": "33380.68",
  "builtUpExpectedRate": "30346.07",
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  "squareMeter": "65.40",
  "id": "366933"
},
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"carpetArea": {
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  "squareMeterArea": "41.16",
  "expectedRate": "31602.71",
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"builtUpArea": {
  "area": "487.30",
  "squareMeterArea": "45.27",
  "expectedRate": "28729.74",
  "percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "66910dc5649e5b0af9dadb6b",
"property": "Sunshine Infinity Wadala West Mumbai",
"area": "443.00",
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"saleablePercentage": "0",
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"floor": "",
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"builtUpExpectedRate": "28729.74",
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"id": "156978"
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  "status": false,
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  "name": "externallmg_1720591183270_1720591064172_image_0.jpeg",
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  "orientation": "portrait"
},

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externallmg_1720591183435_1720591064172_image_1.jpeg",
  "orientation": "portrait"
},
{
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externallmg_1720591183622_1720591064172_image_2.jpeg",
  "orientation": "portrait"
},
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  "_id": "668e235079c1772b08ed4b77",
  "name": "externallmg_1720591183857_1720591064172_image_3.jpeg",
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externallmg_1720591183857_1720591064172_image_3.jpeg",
  "orientation": "portrait"
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{
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  "status": false,
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  "orientation": "portrait"
},
{
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externallmg_1720591154990_1720591030550_image_1.jpeg",
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    "uploadedBy": "627221f4afd7d55eddeddcb4"
  },
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  },
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development.pdf",
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    "uploadedBy": "627221f4afd7d55eddeddcb4"
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  },
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