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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": "Rupesh",
    "type": "CREDITOFFICER",
    "_id": "658679075b664a64c315b2b3",
    "lastName": "Juvekar",
    "mobileNo": "",
    "workMobileNo": "8169226574",
    "email": "sbi.08586@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 2500,
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  "name": "Mumbai",
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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",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
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  "branchCode": "000346",
  "type": "BRANCH",
  "name": "Madam Cama Road Branch Mumbai",
  "email": "sbi.30203@sbi.co.in",
  "mobileNo": "1800 4253800",
  "alternateMobileNo": "",
  "address": "Ground Floor State Bank Annexe Madam Kama Road, Nariman Point,
Mumbai, Maharashtra 400021",
  "ledgerName": "",
  "fax": "",
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  "role": "PICKUPPERSON",
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  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
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  "lastName": "Shaikh",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
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  "firstName": "Jayaraja",
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"lastName": "Acharya",
"mobileNo": "9867664219",
"designation": "",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "label": true
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  "value": "B",
  "label": true
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  "value": "",
  "label": false
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    "label": "R.C.C. slab"
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    "label": "Marble Flooring"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Semi Urban"
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Jay Sai Mahima Tower",
    "south": "Uttan / Station Road",
    "east": "Radha Govind Niwas"
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    "south": "Information not available",
    "east": "Information not available"
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      "south": "",
      "east": ""
    },
    "asPerDocument": {
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    "south": "",
    "east": ""
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  "taxies": {
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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  "buildingServicesDepreciatedRate": "1162.5000000000002",
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"igrFinalRate": {
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  "rate": "4515.00",
  "squareFeetGuideLineRate": "4515.00",
  "squareMeterGuideLineRate": "48596.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Seller Occupied"
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  "monthlyRent": "N.A",
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  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"roof": {
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  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
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  "label": "Municipal Water Supply"
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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Open Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "1993",
  "fullDate": "1/1/1993"
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
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},
"materialUsedList": {
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  "label": "Information Not Available"
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  "label": "Normal"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
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    "value": "Information_not_available",
    "label": "Information not available"
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  },
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    "label": "As per occupancy certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "29",
  "ageOfBuilding": "31",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "4",
  "flatFloorNo": "3",
  "noOfLifts": "",
  "noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "548.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
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routeMap_1721127953866_Image.png",
    "routeLat": "19.300812",
    "routeLng": "72.845693",
    "stationName": "Bhayandar ",
    "routeDistance": "1.7 km."
  },
  "finalLatLng": {
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  }
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      "name": "p2efmu",
      "image": "cases/66954adea5e4a90b3201678b/
routeMap_1721127860085_Image.png"
    }
  ]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
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  "showcasesRate": "0",
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  "totalsuperfineFinishRate": "0",
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    "status": false
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      "orientation": "landscape"
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      "orientation": "landscape"
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      "path": "cases/66954adea5e4a90b3201678b/externallmg_1721127584971_extern
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  ]
}
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    "path": "cases/66954adea5e4a90b3201678b/externallmg_1721127584961_extern
allmg_1721125836663_WhatsApp_Image_20240716_at_155037.jpeg",
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    "name": "Living Room",
    "path": "cases/66954adea5e4a90b3201678b/externallmg_1721127584995_extern
allmg_1721125836702_WhatsApp_Image_20240716_at_155042_1.jpeg",
    "orientation": "portrait"
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    }
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"indicatorRange": {
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  "builtUpRateRange": {
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    "max": "12052.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "estimatedValue": "0.00",
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    "isEditable": false
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    "isEditable": true
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"estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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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
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "457.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerName": "Mr. Satwinder Singh C. Kalsi ",
"ownerPhoneNo": "9987202019",
"appAddress": "304 C wing \nRadha Govind Park \nuttan road \nNear Police station
\nBhayander w\npin 401 101",
"remark": "50 Rv ",
"documents": [
  {
    "documentType": {
      "label": "Draft Agreement for sale",
      "value": "60ae1256aa6d152c1801b330"
    },
    "inputs": {
      "remark": "Made in July 2024.",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Satwinder Singh C. Kalsi & Mr. Charanjeet Singh Kalsi",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Sandip Vishwanath Deorukhkar"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "243540",
    "path": "cases/66954adea5e4a90b3201678b/
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    "fileName": "document_1721060022797_1721059904699_Deorukhkar.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "03/07/1993",
      "nameOfApprovingAuthority": {
        "value": "Mira_Bhayander_Municipal_Corporation",
        "label": "Mira Bhayander Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  },
]
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"No": "MB / NR / 1661"
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "02/03/1991",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "31378/90-91"
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"isHardCopy": false,
"displayStatus": false,
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"fileName": "document_1721130400366_CC.pdf"
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    "label": "Agreement for sale"
  },
  "inputs": {
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    "from": {
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      "label": "Transferor"
    },
    "Transferor": "Shri. Shivbhagwan Sharma S/o. Nandkishorji Sharma",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    }
  }
}
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    },
    "Transferee": "Mr. Satwinder Singh C. Kalsi & Mr. Charanjeet Singh Kalsi",
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    },
    "Registration_No": "0037/2011"
  },
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  "displayStatus": false,
  "id": "776262",
  "path": "cases/66954adea5e4a90b3201678b/
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  "fileName": "document_1721279440660_1721279328876_Satwinder.pdf"
}
],
"caseNumber": "009926",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "116230",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jul 15 2024 21:44:22 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Satwinder Singh C. Kalsi ",
    "phone": "9987202019",
    "ownershipShare": "",
    "email": "",
    "id": "884674"
  },
  {
    "name": "Mr. Charanjeet Singh Kalsi",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "408420"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Sandip Vishwanath Deorukhkar",
    "phone": "",
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"email": "",
"ownershipShare": ""
}
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"siteInspection": [],
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"name": "Living Room",
"length": "9.17",
"length1": "9",
"length2": "2",
"width": "22.08",
"width1": "22",
"width2": "1",
"totalArea": "202.43",
"images": [],
"extraAreas": [],
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"measurementType": {
"value": "Square_Feet",
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"length2": "11",
"width": "7.83",
"width1": "7",
"width2": "10",
"totalArea": "22.85",
"images": [],
"extraAreas": [],
"finalArea": "22.85"
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
}
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  "name": "Kitchen",
  "length": "9.25",
  "length1": "9",
  "length2": "3",
  "width": "7.17",
  "width1": "7",
  "width2": "2",
  "totalArea": "66.29",
  "images": [],
  "extraAreas": [],
  "finalArea": "66.29"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bathroom",
  "length": "5.50",
  "length1": "5",
  "length2": "6",
  "width": "3.58",
  "width1": "3",
  "width2": "7",
  "totalArea": "19.71",
  "images": [],
  "extraAreas": [],
  "finalArea": "19.71"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
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  "width1": "3",
  "width2": "4",
  "totalArea": "12.22",
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  "name": "Bedroom",
  "length": "8.92",
  "length1": "8",
  "length2": "11",
  "width": "15.17",
  "width1": "15",
  "width2": "2",
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  "extraAreas": [],
  "finalArea": "135.24"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "label": "Draft Agreement for sale",
      "value": "60ae1256aa6d152c1801b330"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "713746",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "457",
    "squareMeterArea": "42.46",
    "docFinalBuiltUp": "548.4",
    "docFinalBuiltUpSquareMeter": "50.952",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
]
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"images": [],
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      "squareMeterArea": "15.14",
      "expectedRate": "14417.18",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "195.00",
      "squareMeterArea": "18.12",
      "expectedRate": "12051.28",
      "percentage": ""
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    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "area": "195",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
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    "areaType": "Built_Up",
    "floor": "",
    "source": "Nobroker.com",
    "expectedPrice": "2350000",
    "expectedRate": "14417.18",
    "builtUpExpectedRate": "2350000",
    "image": "cases/66954adea5e4a90b3201678b/
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    "squareMeter": "18.12",
    "id": "441446"
  },
  {
    "carpetArea": {
      "area": "525.00",
      "squareMeterArea": "48.77",
      "expectedRate": "14285.71",
      "percentage": ""
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  }
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},
"builtUpArea": {
  "area": "630.00",
  "squareMeterArea": "58.53",
  "expectedRate": "11904.76",
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"area": "525",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "7500000",
"expectedRate": "14285.71",
"builtUpExpectedRate": "11904.76",
"image": "cases/66954adea5e4a90b3201678b/
indicator_1721192694387_Image.png",
"squareMeter": "48.77",
"id": "363465"
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{
  "carpetArea": {
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    "squareMeterArea": "24.25",
    "expectedRate": "8609.20",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "313.20",
    "squareMeterArea": "29.10",
    "expectedRate": "7174.33",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
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    "expectedRate": "0.00",
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  "area": "261",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "2247000",
  "expectedRate": "8609.20",
  "builtUpExpectedRate": "7174.33",
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  "squareMeter": "24.25",
  "id": "667480"
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Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), Mira Bhayandar, PIN -
401 101, State - Maharashtra, India",
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"ownershipShare": "",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
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Living Room	9'2"	22'1"	202.43
Passage	2'11"	7'10"	22.85
Kitchen	9'3"	7'2"	66.29
Bathroom	5'6"	3'7"	19.71
WC	3'8"	3'4"	12.22
Bedroom	8'11"	15'2"	135.24
Other Composition :			