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{
  "typeOfReport": {
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    "proportionateValue": false
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  "toAssess": {
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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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  "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",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "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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"staff": {
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "shortName": "Vaibhav",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
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"mobileNo": "9769797568",
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  {
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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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"fatherName": "Baburao"
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  "value": "BANK"
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      "remark": ""
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    {
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      "dateTime": "2024-07-17",
      "remark": "MANUAL_IN_TASK"
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    "name": "Carpet",
    "value": "Carpet"
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  "value": "Balkum",
  "label": true
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  "value": "A",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "value": "505",
  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "label": false
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  "value": "Thane (West)",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "value": "rcc_Slab"
  },
  "flooring": {
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    "value": "Proposed_Vitrified_tiles_flooring"
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    "value": "Proposed_Teak_wood_door_frame_with_flush_doors"
  },
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  "value": "Proposed_Powder_coated_aluminium_sliding_windows"
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  "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Concealed_wiring"
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"finishing": {
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  "label": "Building Under Construction"
}
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Dosti Tulip Building",
    "east": "Road"
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  "asPerDocumentAgreement": {
    "north": "By MMRDA Plot",
    "west": "By 18.00 Meter wide Road",
    "south": "By Dosti Tulip Building",
    "east": "By 45.00 Meter wide HCMTR Road"
  },
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"unitBoundaries": {
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    "west": "-"
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  "asPerDocument": {
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    "east": "-",
    "south": "-",
    "west": "-"
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Sale Plan attached to the agreement & Site Information, the composition of Residential Flat will be 1 Bedroom + Living Room + Kitchen + Bathroom + W.C.",
"dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
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"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 Person - Mr. Bhavesh Solani (Contact No. 8097547099)\n\n",

"depreciationPercentage": "",
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"salvageValue": "",
"depreciatedCostOfConstruction": "",
"depreciatedBuildingRate": ""

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"igrRate": {
"propertyName": "Residential",
"rate": "103600",
"landRate": "33200",
"igrImage": "cases/669648809b7289714abe51fe/igr_1721294952228_Image.png",
"squareMeterGuideLineRate": "108780.00",
"squareFeetGuideLineRate": "10106.00"

},

"igrFinalRate": {
"floorRatePercentage": "5",
"depreciationPercentage": "0",
"rate": "103600.00",
"squareMeterGuideLineRate": "108780.00",
"squareFeetGuideLineRate": "10106.00"

},

"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
"label": "Medium"
},
"propertyTypeOfUseList": {
"label": "Residential Purpose",
"value": "Residential_Purpose"

},

"propertyOccupiedByList": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"

},

"monthlyRent": "12,200/- 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 TMC norms",

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"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "label": "Building Under Construction",
    "value": "Building_Under_Construction"
  },
  "waterTank": {
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    "value": "Proposed_Municipal_Water_Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Podium Car Parking",
  "constructionWorkStatus": {
    "label": "Under Construction",
    "value": "InProgress"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
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  "planningArea": {
    "label": "Residential",
    "value": "Residential"
  }
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"typeOfStructure": {
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  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "label": "Building is under construction ",
  "value": "Building_is_under_construction_"
},
"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"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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"appearanceOfTheBuilding": {
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  "value": "Building_is_under_construction_"
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"maintenanceOfTheBuilding": {
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  "value": "Building_is_under_construction_"
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"systemOfAirConditioning": {
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"label": "Building Under Construction"
},
"provisionOfFirefighting": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"groundStilt": {
"label": "Ground",
"value": "ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "0",
"noOfPodium": "4",
"noOfAmenityFloors": "0",
"noOfFloors": "27",
"flatFloorNo": "5",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "14"
},
"finalPlinthArea": {
"area": "316.80",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeStation": {
"value": "Railway_Station",
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    "routeLng": "72.997221",
    "stationName": "Thane",
    "routeDistance": "6.3 Km."
  },
  "finalLatLng": {
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      null
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    "type": "Point"
  },
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    "finallatLng": true
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  "locationMapImg": [
    {
      "id": "pkyvjb",
      "name": "pkyvjb",
      "image": "cases/669648809b7289714abe51fe/
routeMap_1721365631489_Image.png"
    }
  ],
  "valuation": {
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      "depreciatedCostOfConstruction": "",
      "totalFairMarketValue": ""
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    "totalwardrobesRate": "0",
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    "showcasesQty": "0",
    "showcasesRate": "0",
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    "superfineFinishQty": "0",
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"distressValuePercentage": "80",
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"outward": {
  "status": true,
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  "number": "2307306",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
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"isHideFloor": false,
"status": true
},
"fullBuildingRcc": {
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  "floorsCompleted": "33",
  "percentage": "40",
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  "status": true
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  "floorsCompleted": "33",
  "percentage": "3.50",
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"window": {
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"label": "Window",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,

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  "status": false
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  "isHideFloor": true,
  "status": true
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  "selectedBuildUpValue": "316.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "path": "cases/669648809b7289714abe51fe/externallmg_1721390665623_1.jpeg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "path": "cases/669648809b7289714abe51fe/externallmg_1721390665623_1.jpeg",
      "orientation": "portrait"
    }
  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
},
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"indicatorRange": {
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  },
  "saleableRateRange": {
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    "ratePerUnit": "0.00",
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    "isEditable": true
  }
}
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},
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "status": true,
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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",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
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"finalValuationArea": "288.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "669648809b7289714abe51fe",
"ownerName": "Meenakshi Subhash Jadhav ",
"ownerPhoneNo": "9768245421",
"appAddress": "Flat no. A-505, 5th Floor, Wing - A, Dosti Dove Building, Balkum
```

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Thane ",
"remark": "",
"documents": [
  {
    "documentType": {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "28/11/2022",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Dosti Enterprises",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Meenakshi Subhash Jadhav",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "26110/2022"
    },
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    "displayStatus": true,
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    "datetime": "Tue Jul 16 2024 15:46:32 GMT+0530 (India Standard Time)"
  }
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],
"owners": [
  {
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    "phone": "9768245421",
    "ownershipShare": "",
    "email": "",
    "id": "506382"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "6697f6f3ac43b53f525a0d06",
    "area": "288",
    "providedByName": "Meenakshi Subhash Jadhav ",
    "providedByContactNo": "9768245421"
  }
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
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      "label": "Agreement for sale"
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "26.76",
    "totalAreaDocument": "288",
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"images": [],
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"carpetArea": {
"area": "545.00",
"squareMeterArea": "50.63",
"expectedRate": "18899.08",
"percentage": ""
},
"builtUpArea": {
"area": "599.50",
"squareMeterArea": "55.70",
"expectedRate": "17180.98",
"percentage": "10"
},
"saleableArea": {
"area": "",
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"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"property": "Dosti West County, Thane West",
"area": "545",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "8",
"source": "https://www.99acres.com/",
"expectedPrice": "10300000",
"expectedRate": "18899.08",
"builtUpExpectedRate": "17180.98",
"image": "cases/669648809b7289714abe51fe/
indicator_1721294468726_Image.png",
"squareMeter": "50.63",
"id": "482961"
},
{
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"carpetArea": {
  "area": "458.00",
  "squareMeterArea": "42.55",
  "expectedRate": "18340.61",
  "percentage": ""
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"builtUpArea": {
  "area": "503.80",
  "squareMeterArea": "46.80",
  "expectedRate": "16673.28",
  "percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"area": "458",
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"areaType": "Carpet",
"floor": "Middle",
"source": "square_yards",
"expectedPrice": "8400000",
"expectedRate": "18340.61",
"builtUpExpectedRate": "16673.28",
"image": "cases/669648809b7289714abe51fe/
indicator_1721294555580_Image.png",
"squareMeter": "42.55",
"id": "738372"
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{
  "carpetArea": {
    "area": "322.00",
    "squareMeterArea": "29.91",
    "expectedRate": "17068.32",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "354.20",
    "squareMeterArea": "32.91",
```

```
    "expectedRate": "15516.66",
    "percentage": "10"
  },
  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
  },
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  "areaType": "Carpet",
  "floor": "Middle",
  "source": "square_yards",
  "expectedPrice": "5496000",
  "expectedRate": "17068.32",
  "builtUpExpectedRate": "15516.66",
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  "squareMeter": "29.91",
  "id": "792447"
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{
  "carpetArea": {
    "area": "322.00",
    "squareMeterArea": "29.91",
    "expectedRate": "16624.22",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "354.20",
    "squareMeterArea": "32.91",
    "expectedRate": "15112.93",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
}
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"printlnReport": true,
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  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "25",
  "source": "Index_no.2",
  "expectedPrice": "5353000",
  "expectedRate": "16624.22",
  "builtUpExpectedRate": "15112.93",
  "image": "cases/669648809b7289714abe51fe/
indicator_1721294687068_Image.png",
  "squareMeter": "29.91",
  "id": "106830"
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"externalImages": [
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    "status": false,
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    "name": "externalImg_1721235238823_image.jpeg",
    "path": "cases/669648809b7289714abe51fe/
externalImg_1721235238823_image.jpeg",
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    "type": "EXTERNAL_IMAGES",
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externalImg_1721235244139_image.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externalImg_1721390665623_1.jpeg",
    "path": "cases/669648809b7289714abe51fe/externalImg_1721390665623_1.jpeg",
    "orientation": "portrait"
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}
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    "filename": "1721295002934_igr_16800.pdf",
    "path": "cases/669648809b7289714abe51fe/
processingDocuments/1721295002934_igr_16800.pdf",
    "size": "155901",
    "createdAt": "Thu Jul 18 2024 15:00:04 GMT+0530 (India Standard Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
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    "filename": "1721295003179_1720174121221_1709206285749_Calculation.xlsx",
    "path": "cases/669648809b7289714abe51fe/processingDocuments/1721295003179
_1720174121221_1709206285749_Calculation.xlsx",
    "size": "1182577",
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  },
  {
    "originalname": "igr_16160.pdf",
    "filename": "1721295003678_igr_16160.pdf",
    "path": "cases/669648809b7289714abe51fe/
processingDocuments/1721295003678_igr_16160.pdf",
    "size": "153889",
    "createdAt": "Thu Jul 18 2024 15:00:04 GMT+0530 (India Standard Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
    "originalname": "WhatsApp Image 2024-07-19 at 5.17.56 PM.jpeg",
    "filename": "1721391194162_WhatsApp_Image_20240719_at_51756_PM.jpeg",
    "path": "cases/669648809b7289714abe51fe/processingDocuments/1721391194162
_WhatsApp_Image_20240719_at_51756_PM.jpeg",
    "size": "50183",
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  }
],
"leadRemarks": [],
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"remarks": [],
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"updatedAt": "2024-07-19T13:04:03.255Z",
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"uniqueNo": "",
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 505, 5th Floor, Wing - A, Dosti Dove, Dosti West
County - Dosti Nest Phase 2, Village - Balkum, Thane (West), Taluka - Thane, District -
Thane, PIN Code - 400 608, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Bhavesh Solani",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Sales Person",
"siteVisitContactNo": "8097547099",
"briefDescOfProperty": "",
"carpetTotal": "0.00",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0",
"siteVisitDate": "2024-07-17",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 288.00",
"flatRate": "17000",
"landOtherRate": "14000",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
```

```

    "leasePremium": "",
    "leaseRent": "",
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    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"finalSaleablePercentage": "0",
"builtupPercentage": "10",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 266.00\nEnclosed Balcony Area in
Sq. Ft. = 22.00\nTotal Carpet Area in Sq. Ft. = 288.00\n(Area as per Agreement for
Sale)",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"reportGeneratedDate": "Fri Jul 19 2024 17:30:33 GMT+0530 (India Standard Time)"
}

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Name	Length	Width	Total
Composition :			
Other			
Composition :			