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{
  "typeOfReport": {
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    "firstName": "ANAND",
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    "lastName": "KUMAR",
    "mobileNo": "",
    "workMobileNo": "9818588379",
    "email": "anandkumar1@sbi.co.in"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "name": "State Bank of India",
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  "initial": "SBI",
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  "status": true
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  "email": "sbi.06839@sbi.co.in",
  "mobileNo": "02502456981",
  "alternateMobileNo": "",
  "address": "Bassein Taluka Industrial Estate Branch, Govrai Pada Vasai (East),\r
\nThane - 401 208, State - Maharashtra, Country - India.",
  "ledgerName": "STATE BANK OF INDIA - VASAI",
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  "lastName": "Salvi",
  "mobileNo": "7499830659",
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  "firstName": "Shyam",
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  "lastName": "Kajvilkar",
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"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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"fatherName": "Baburao"
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  "key": "city",
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  "label": false
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  "label": true
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  "label": false
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
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  "key": "suburb",
  "value": "",
  "label": false
}
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "populationGroupList": {
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    "label": "No"
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    "east": "Road"
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    "east": "Information not available"
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      "east": "Flat Entry",
      "south": "Staircase",
      "west": "Lobby"
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    "asPerDocument": {
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    "west": "Information not available"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Flowerbed Area. As per site inspection, Flat is used as Godown by owner of M/s. Sai Service Centre.",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not verified.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
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"igrRate": {
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"rate": "76000",
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"squareMeterGuideLineRate": "76000.00",
"squareFeetGuideLineRate": "7061.00"
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"igrFinalRate": {
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  "squareMeterGuideLineRate": "72402.00"
},
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  "propertyTypeOfUseList": {
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    "label": "Commercial Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
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  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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"marketability": {
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  "label": "6\" Thk. Brick Masonery"
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  "label": "Municipal Water Supply"
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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Covered Parking Space",
"constructionWorkStatus": {
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  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2017",
  "fullDate": "1/1/2017"
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  "label": "R.C.C. Framed Structure"
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"materialUsedList": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
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  "label": "No"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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  "label": "No"
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"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
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"label": "Part Ground + Part Stilt"
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"label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
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"area": "775.20",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeLat": "19.290425",
"routeLng": "72.862754",
"stationName": "Mira Road",
"routeDistance": "1.7 km.",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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}
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"finalLatLng": {
"coordinates": [
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    "name": "jewgve",
    "image": "cases/66a7457e6ade5c6fb59a9731/
routeMap_1722940641088_Image.png"
  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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      "path": "cases/66a7457e6ade5c6fb59a9731/externallmg_1722940340950_externa
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"compositionImages": [
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/66a7457e6ade5c6fb59a9731/externallmg_1722940355534_externa
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    "name": "Living Room",
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    "status": false,
    "_id": "66b1fbd14388d81213f2b575",
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    "status": false,
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/66a7457e6ade5c6fb59a9731/externallmg_1722940369336_externa
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    "orientation": "landscape"
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  {
    "status": false,
    "_id": "66b1fbd14388d81213f2b56d",
    "name": "Living Room",
    "path": "cases/66a7457e6ade5c6fb59a9731/externallmg_1722940369292_externa
llmg_1722397609807_WhatsApp_Image_20240731_at_085310_1.jpeg",
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  {
    "status": false,
    "_id": "66b1fbd14388d81213f2b574",
    "name": "Living Room",
    "path": "cases/66a7457e6ade5c6fb59a9731/externallmg_1722940369346_externa
llmg_1722397609827_WhatsApp_Image_20240731_at_085312_1.jpeg",
    "orientation": "landscape"
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "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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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"ownerName": "M/s. Sai Service Centre",
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"ownerPhoneNo": "9324767497",
"appAddress": "FLAT NO 103 1ST FLOOR SHRI SANTOSHI SADAN BHAYNDER
VILLAGE MIRA ROAD EAST THANE 401107",
"remark": "OC pending \nAccounant Mohinder patil 9324767497",
"documents": [
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  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "15/12/2024",
    "from": {
      "value": "Builder",
      "label": "Builder"
    },
    "Builder": "M/s. Prafull Patil Developers",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "M/s. Sai Service Centre",
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    },
    "Registration_No": "7000/2014"
  },
  "isHardCopy": false,
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"document_1722238288437_1722238040521_Prakash_lotlikar_agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
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      "label": "Mira Bhayander Municipal Corporation"
    }
  }
}
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  },
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  "fileName": "document_1722943886578_Revised_CC.pdf"
}
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"caseNumber": "010223",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "527939",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jul 29 2024 13:02:14 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Sai Service Centre",
    "phone": "9324767497",
    "ownershipShare": "",
    "email": "",
    "id": "874168"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "length": "",
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"length2": "9",
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"width2": "8",
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  "length1": "12",
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  "width1": "2",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
  "finalArea": "34.83"
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "7.83",
  "length1": "7",
  "length2": "10",
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  "width1": "3",
  "width2": "6",
  "totalArea": "27.42",
  "images": [],
  "extraAreas": [],
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  }
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  "label": "Square Feet"
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"length1": "8",
"length2": "3",
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"width1": "7",
"width2": "1",
"totalArea": "58.44",
"images": [],
"extraAreas": [],
"finalArea": "58.44"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Cupboard",
  "length": "3.33",
  "length1": "3",
  "length2": "4",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "6.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "6.67"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.25",
  "length1": "9",
  "length2": "3",
  "width": "8.58",
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"extraAreas": [],
"finalArea": "79.40"
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    "label": "Square Feet"
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  "id": "6",
  "name": "Cupboard",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "6.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "6.00"
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  "measurementType": {
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  "id": "7",
  "name": "Bedroom",
  "length": "12.67",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "14.83"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Passage",
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  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "16.76",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.76"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "5.33",
  "length1": "5",
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  "width": "4.42",
  "width1": "4",
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"totalArea": "23.56",
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"finalArea": "23.56"
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    "value": "Carpet"
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    "value": "Flowered_Area"
  },
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    "label": "Square Feet"
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  "length": "2.25",
  "length1": "2",
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    "value": "Carpet"
  },
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    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

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},
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  "length2": "4",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "16.33",
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  "percentage": "100"
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{
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    "value": "Carpet"
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    "value": "Flowered_Area"
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    "label": "Square Feet"
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],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
  {
    "createdBy": {
      "_id": "60eeaeddf3dd69653a581316",
      "role": "ACCOUNTANT",
      "firstName": "Shyam",
      "lastName": "Kajvilkar",
      "profilePhoto": "users\\60eeaeddf3dd69653a581316\\
\\profilePhoto_1626255068979_Shymam_Photo.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "66a9da0224c0566f8615f6dc",
    "note": "Hold by Bank",
    "taskId": "66a75ee524c0566f8614c479",
    "createdAt": "2024-07-31T06:30:26.376Z"
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"createdAt": "2024-07-29T07:32:14.058Z",
"updatedAt": "2024-08-06T12:22:38.745Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 103, 1st Floor, Shree Santoshi Sadan, Geeta
Nagar, Near Old Petrol Pump, Mira-Bhayandar Road, Village - Bhayandar, Taluka -
```

Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India",
"updatedBy": "60eeaeddf3dd69653a581316",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Mohindar Patil",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Employee of the company",
"siteVisitContactNo": "9324767497",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 646.00",
"flatRate": "13500",
"landOtherRate": "11000",
"shopDetails": {
 "typeOfShops": {
 "label": "Independent Building",
 "value": "Independent_Building"
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 "roadFacing": false,
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"reportGeneratedDate": "Tue Aug 06 2024 15:56:31 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-07-30",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Passage + 2 Toilet + 3 Cupboard",
"carpetTotal": "542.5999999999999",
"otherCarpetTotal": "50.48",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "50.48",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "711.70",
"finalCarpetArea": "593.08",
"finalSalableArea": "711.70",
"salablePercentage": "0",
"toBeAdded": "",

"extendOfSiteRemark": "All the above areas are within +/- 9% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.",

"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 542.60 \nFlowerbed Area in Sq. Ft. = 50.48\n
\n",

"finalSaleablePercentage": "0",

"landDetails": {

"holdType": {

"label": "Free Hold",

"value": "Free_Hold"

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"leaseDetails": {

"lessorName": "",

"lesseeName": "",

"leasePremium": "",

"leaseRent": "",

"leasePeriod": 0,

"leaseFrom": "",

"leaseTo": "",

"remainingLeasePeriod": 0,

"leaseDate": ""

}

}

}

Name	Length	Width	Total
Composition :			
Living Room	15'9"	9'8"	152.25
Passage	12'8"	2'9"	34.83
Toilet	7'10"	3'6"	27.42
Kitchen	8'3"	7'1"	58.44
Cupboard	3'4"	2'00"	6.67
Bedroom	9'3"	8'7"	79.40
Cupboard	3'00"	2'00"	6.00
Bedroom	12'8"	9'8"	122.44
Cupboard	7'5"	2'00"	14.83
Passage	5'11"	2'10"	16.76

Toilet	5'4"	4'5"	23.56
<hr/>			
Other Composition :			
<hr/>			
Flowered Area	2'3"	9'11"	22.31
<hr/>			
Flowered Area	2'4"	7'00"	16.33
<hr/>			
Flowered Area	2'7"	4'7"	11.84
<hr/>			