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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    "firstName": "Rohan ",
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@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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"client": {
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  "name": "State Bank of India",
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  "remark": "Temp",
  "status": true
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  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "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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  "mobileNo": "8369040652",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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    "registrationNo": [
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  }
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    "label": "Chartered Engineer"
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  ],
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      "dateTime": "2024-08-02",
      "remark": "MANUAL_IN_TASK"
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    "label": true
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    "key": "country",
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  "label": true
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  "value": "Navi Mumbai",
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  "value": "",
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  "value": "",
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  "label": true
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  "value": "",
  "label": false
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  "flooring": {
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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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"townplanApprovedByList": {
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  "label": "Panvel Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "north": "Sai Prerana CHSL",
  "west": "Shanti Apartment ",
  "south": "Road & Dharti Corner Building",
  "east": "Road"
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"asPerDocumentAgreement": {
  "north": "Plot No. 174",
  "west": "Plot No. 151",
  "south": "06.00 Mtrs. Wide Road",
  "east": "11.00 Mtrs. Wide Road"
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"unitBoundaries": {
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    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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    "privateCars": {
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  },
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  flat is Living Room + Kitchen + Master Bedroom + 1 Toilet + WC + Passage + Balcony
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  "dateOfIssusApprovePlan": "N.A. Copy of Approved Building Plan were not provided
  and not verified.",
  "approvePlanVerified": "Building Under Constrtion",
  "empanelledOfApprovePlan": "N.A.",
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  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "documentsBuildingBoundaries": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "squareFeetGuideLineRate": "8705.00"
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"igrFinalRate": {
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per PMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "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"
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  "partitions": {
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    "label": "Proposed 6" Thk. Brick Masonry"
  },
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"waterTank": {
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  "label": "Proposed, Yes"
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"carParking": "Proposed Covered Parking Space",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Proposed_Plain_Looking",
  "label": "Proposed Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
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  "label": "Proposed Standard"
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"structuralSafety": {
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  "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 "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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  "label": "Proposed Stilt"
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"yearOfConstructionAsPer": {
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    "value": "as_per_site_information",
    "label": "As per site information"
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  "isSiteVisitAllowed": true,
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  "ageOfBuilding": "0",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "3",
  "flatFloorNo": "1",
  "noOfLifts": "1",
  "noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "375.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1722670631207_Image.png",
    "routeLat": "19.014320",
    "routeLng": "73.096062",
    "stationName": "Khandeshwar",
    "routeDistance": "1.1 km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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  "coordinates": [
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}
],
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"finalValue": "4092000.00"
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"outward": {
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"underConstruction": {
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    "percentage": "5",
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    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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    "floorsCompleted": "3",
    "percentage": "24",
    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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  "externalBrickWork": {
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    "status": true
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"window": {
"label": "Window",
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"externalPainting": {
"label": "External Painting",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "34.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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"reportImages": {
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/66ac64ca75301f243894c017/
externallmg_r_1722656189251_TimePhoto_20240802_140629.jpg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "12407.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
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  "status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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}
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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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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "341.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"_id": "66ac64ca75301f243894c017",
"ownerName": "Mr. Santosh Laxman Niwate",
"ownerPhoneNo": "9619242517",
"appAddress": "Flat no. 101, 1st Floor, Shivay Corner, Plot no. 150, Sector - 21,
Panvel",
"remark": "7208053403 Builder Person ",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "19/07/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Shivaay Realty",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Santosh Laxman Niwate & Mrs. Manjeeri Santosh Niwate",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "13240/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
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"document_1722574982661_1722574886865_Adobe_Scan_02_Aug_2024_1.pdf"
  },
  {
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      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "20/02/2024",
      "nameOfApprovingAuthority": {
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    "value": "Panvel_Municipal_Corporation",
    "label": "Panvel Municipal Corporation"
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  "number": {
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    "label": "Document No"
  },
  "Document_No": " PMC/TP/Kamothe/21/150/21-24/16941/690/2024"
},
"isHardCopy": false,
"displayStatus": false,
"id": "616218",
"path": "cases/66ac64ca75301f243894c017/document_1722673458689_CC.pdf",
"fileName": "document_1722673458689_CC.pdf"
}
],
"caseNumber": "010306",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "619396",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Aug 02 2024 10:17:06 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Santosh Laxman Niwate",
    "phone": "9619242517",
    "ownershipShare": "",
    "email": "",
    "id": "796855"
  },
  {
    "name": "Mrs. Manjeeri Santosh Niwate",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "594377"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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"documentPerArea": [
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      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "334307",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "341",
    "squareMeterArea": "31.68",
    "docFinalBuiltUp": "375.1",
    "docFinalBuiltUpSquareMeter": "34.848",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
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    "carpetArea": {
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      "squareMeterArea": "41.34",
      "expectedRate": "13483.15",
      "percentage": ""
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    "builtUpArea": {
      "area": "489.50",
      "squareMeterArea": "45.48",
      "expectedRate": "12257.41",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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  },
  "printInReport": true,
  "_id": "66adebf1eeb9d855e4cee2ca",
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"property": " Shubh Arcade, Sector 21 Kamothe, Navi Mumbai",
"area": "445.00",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "6000000.00",
"expectedRate": "13483.15",
"builtUpExpectedRate": "12257.41",
"image": "cases/66ac64ca75301f243894c017/
indicator_1722674031901_Image.png",
"squareMeter": "41.34",
"id": "599399"
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"carpetArea": {
"area": "425.00",
"squareMeterArea": "39.48",
"expectedRate": "13647.06",
"percentage": ""
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"builtUpArea": {
"area": "467.50",
"squareMeterArea": "43.43",
"expectedRate": "12406.42",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "5800000.00",
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"expectedRate": "13647.06",
"builtUpExpectedRate": "12406.42",
"image": "cases/66ac64ca75301f243894c017/
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"squareMeter": "39.48",
"id": "854912"
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{
"carpetArea": {
"area": "340.57",
"squareMeterArea": "31.64",
"expectedRate": "11157.76",
"percentage": ""
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"builtUpArea": {
"area": "374.63",
"squareMeterArea": "34.80",
"expectedRate": "10143.34",
"percentage": "10"
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"saleableArea": {
"area": "",
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"area": "340.57",
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"floor": "",
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"expectedPrice": "3800000.00",
"expectedRate": "11157.76",
"builtUpExpectedRate": "10143.34",
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indicator_1722670749802_Image.png",
"squareMeter": "31.64",
"id": "433251"
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"carpetArea": {
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    "area": "195.36",
    "squareMeterArea": "18.15",
    "expectedRate": "10749.39",
    "percentage": ""
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  "builtUpArea": {
    "area": "214.90",
    "squareMeterArea": "19.96",
    "expectedRate": "9771.99",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "2100000.00",
  "expectedRate": "10749.39",
  "builtUpExpectedRate": "9771.99",
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  "squareMeter": "18.15",
  "id": "836494"
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  "path": "cases/66ac64ca75301f243894c017/
externallmg_1722656189172_IMG_20240803_073430.jpg",
  "orientation": "portrait"
},
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  "path": "cases/66ac64ca75301f243894c017/
externallmg_1722656189178_IMG_20240803_073420.jpg",
  "orientation": "portrait"
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  "status": false,
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  "orientation": "portrait"
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externallmg_r_1722656189219_TimePhoto_20240802_140605.jpg",
  "orientation": "landscape"
},
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  "path": "cases/66ac64ca75301f243894c017/
externallmg_r_1722656189227_TimePhoto_20240802_140612.jpg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66ada5bd200457247bd5b71c",
  "name": "externallmg_r_1722656189212_TimePhoto_20240802_140602.jpg",
  "path": "cases/66ac64ca75301f243894c017/
externallmg_r_1722656189212_TimePhoto_20240802_140602.jpg",
  "orientation": "portrait"
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externalImg_r_1722656189234_TimePhoto_20240802_140613.jpg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/66ac64ca75301f243894c017/
externalImg_r_1722656189257_TimePhoto_20240802_140603.jpg",
    "orientation": "portrait"
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"externalDocuments": [],
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  },
  {
    "originalname": "Google Location.jpg",
    "filename": "1722676061279_Google_Location.jpg",
    "path": "cases/66ac64ca75301f243894c017/
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  },
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