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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "creditOfficer": {
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    },
    "firstName": "Ravindra Sir",
    "type": "CREDITOFFICER",
    "_id": "635f732fe363ef22db2f1c80",
    "lastName": "sir",
    "mobileNo": "",
    "email": "1sbi.14677@sbi.co.in",
    "workMobileNo": "7738642220"
  },
  "fees": {
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  "shortName": "VCIPL/Mumbai",
  "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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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RACPC Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
  "alternateMobileNo": "",
  "address": "State Bank of India ,Home Loan Centre, Belapur , Tower No 4, 5th floor ,
CBD Belapur Railway station Complex , CBD Belapur - 400614",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
  "sendStructuralCertificate": "0"
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  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
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"siteEngineer": {
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  "email": "rajeshb.ghadi@gmail.com",
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  "mobileNo": "8652092666",
  "designation": "",
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  "workWithDocumentMaker": ""
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
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"firstName": "Manoj",
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  "value": "",
  "label": false
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    "label": "Aluminium Sliding Windows with window grills"
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  "label": "CIDCO"
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  "south": "Internal Road ",
  "east": "Building No. E03"
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  "west": "Details not available ",
  "south": "Details not available ",
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    "east": "Flat No. 1303",
    "south": "Lift",
    "west": "Staircase "
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  "asPerDocument": {
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  "privateCars": {
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "The property is constructed by CIDCO. CIDCO itself is
planning authority.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
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"igrRate": {
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  "rate": "70300",
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  "squareMeterGuideLineRate": "77330.00",
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    "label": "Residential Purpose"
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per CIDCO norms ",
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  "maintenanceOfFlat": "Good "
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonry"
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"waterTank": {
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"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
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  "label": "Completed"
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2021",
  "fullDate": "1/1/2021"
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"buildingSpecification": {
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"structuralSafety": {
  "value": "Good",
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"protAgainstNatDis": {
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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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"maintenanceOfTheBuilding": {
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"provisionOfFirefighting": {
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"value": "as_per_site_information",
"label": "As per site information"
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"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "13",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
"area": "333.60",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/66cd874bc884d11233525faf/
routeMap_1724998819595_Image.png",
"routeLat": "19.037444",
"routeLng": "73.096972",
"stationName": "Kharghar Village ",
"routeDistance": "4.4 Km. ",
"routeStation": {
"value": "Metro_Station",
"label": "Metro Station"
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"finalValue": "3475000.00"
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    "status": false
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  "externalBrickWork": {
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  "isHideFloor": false,
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  "status": false
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  "status": false
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  "status": true
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      "orientation": "landscape"
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    "path": "cases/66cd874bc884d11233525faf/
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"compositionImages": []
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  "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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  "PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
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"ownerPhoneNo": "9594537296",
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kalamboli ",
"remark": "SSL Prashant patil ",
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      "label": "CIDCO Allotment Letter"
    },
    "inputs": {
      "documentDate": "09/09/2019",
      "nameOfApprovingAuthority": {
        "value": "CIDCO",
        "label": "CIDCO"
      }
    },
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    }
  }
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Aug 30 2024 10:51:19 GMT+0530 (India Standard Time)"
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    "label": "Letter of Intent"
  },
  "inputs": {
    "documentDate": "12/10/2018",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    }
  },
  "Allottee": "Bharat Chensing Chavan & Sunanda Chawan"
},
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Aug 30 2024 10:58:40 GMT+0530 (India Standard Time)"
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"description": "Create Lead",
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"phone": "9594537296",
"ownershipShare": "",
"email": "",
"id": "985348"
}
],
"proposePurchasers": [],
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"composition": [
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"label": "Square Feet"
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"id": "380088",
"name": "Living Room",
"length": "9.92",
"length1": "9",
"length2": "11",
"width": "11.42",
"width1": "11",
"width2": "5",
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"images": [],
"extraAreas": [],
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  "id": "2",
  "name": "Passage",
  "length": "3.42",
  "length1": "3",
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  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "9.40",
  "images": [],
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    "label": "Square Feet"
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  "name": "WC",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
  "totalArea": "12.00",
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    "label": "Square Feet"
  }
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  "width2": "00",
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  "images": [],
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  "finalArea": "16.00"
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "8.50",
  "length1": "8",
  "length2": "6",
  "width": "11.92",
  "width1": "11",
  "width2": "11",
  "totalArea": "101.29",
  "images": [],
  "finalArea": "101.29",
  "extraAreas": []
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"otherComposition": [
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    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Flower Bed Area",
      "value": "Flower_Bed_Area"
    },
    "measurementType": {
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      "label": "Square Feet"
    }
  }
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  "width2": "00",
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  "percentage": "100"
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      "label": "CIDCO Allotment Letter"
    },
    "docMeasurementType": {
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    "totalAreaDocument": "278",
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    "docBultupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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],
"images": [],
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      "squareMeterArea": "29.73",
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    "percentage": "20"
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  "area": "320",
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  "expectedRate": "15000.00",
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  "id": "132787"
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    "squareMeterArea": "24.77",
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"squareMeterArea": "46.37",
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"squareMeterArea": "55.64",
"expectedRate": "10184.66",
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"saleableArea": {
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"percentage": ""
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"property": "Flat ",
"area": "499.12",
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"floor": "",
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"expectedRate": "12221.51",
"builtUpExpectedRate": "10184.66",
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"id": "763247"
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    "area": "422.27",
    "squareMeterArea": "39.23",
    "expectedRate": "10656.69",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "47.08",
    "expectedRate": "8880.64",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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processingDocuments/1724999150394_IGR01_4.pdf",
    "size": "156653",
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    "uploadedBy": "62fe044a48a26047e6552796"
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  {
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    "size": "159689",
    "createdAt": "Fri Aug 30 2024 11:55:50 GMT+0530 (India Standard Time)",
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"leadRemarks": [],
"audioRemarks": [],
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"remarks": [
  {
    "createdBy": {
      "_id": "60eeaeddf3dd69653a581316",
      "role": "ACCOUNTANT",
      "firstName": "Shyam",
      "lastName": "Kajvilkar",
      "profilePhoto": "users\\60eeaeddf3dd69653a581316\\
\\profilePhoto_1626255068979_Sh Yam_Photo.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "66ceb511c884d1123353031c",
    "note": "Given Approx.",
    "taskId": "66cd89600f117327db7732e7",
    "createdAt": "2024-08-28T05:26:41.910Z"
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"createdAt": "2024-08-27T07:59:07.186Z",
"updatedAt": "2024-08-30T06:38:09.093Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 1304, 13th Floor, Building No E02, Hansdhvani
Gruhsankul, CIDCO Mass Housing Scheme (EWS), Plot No. 9, Sector - 15, Village -
Kalamboli, Taluka - Panvel , District - Raigad , Navi Mumbai, PIN - 410 218, State -
Maharashtra, Country - India",
"updatedBy": "60eeaeddf3dd69653a581316",
"addressForMap": "",
"caseReferredBy": "60b7189d2ffdf65bcd65882b",
"contactPersonName": "Bharat Chensing Chavan\n",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9594537296",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "CIDCO Allotment Letter",
"finalBuiltUpPercentage": "20",
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"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 278.00",
"flatRate": "12500",
"landOtherRate": "10000",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "299.28",
"extendOfSiteRemark": "\nAll the above areas are within +/- 10% 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.\n",
"finalBuiltupArea": "341.30",
"finalCarpetArea": "310.27",
"finalSalableArea": "375.43",
"otherCarpetTotal": "10.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 299.00\nFlower Bed Area in Sq.
Ft. = 10.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + WC +
Bathroom",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "10.00",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
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"leaseDetails": {
  "lessorName": "",
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  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
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"remainingLeasePeriod": 0,  
"leaseDate": ""  
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},  
"reportGeneratedDate": "Fri Aug 30 2024 10:43:43 GMT+0530 (India Standard Time)",  
"siteVisitDate": "2024-08-28"  
}
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Name	Length	Width	Total
Composition :			
Living Room	9'11"	11'5"	113.21
Kitchen	7'2"	6'9"	48.37
Passage	3'5"	2'9"	9.40
WC	3'00"	4'00"	12.00
Bathroom	4'00"	4'00"	16.00
Bedroom	8'6"	11'11"	101.29
Other Composition :			
Flower Bed Area	2'00"	5'00"	10.00