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{
  "typeOfReport": {
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  "toAssess": {
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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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  "name": "State Bank of India",
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  "initial": "SBI",
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
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  "value": "",
  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": "Mumbai Metropolitan Region Development Authority"
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"whetherCoveredUnderAnyState": {
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  "south": "Tower No. 9",
  "east": "Internal Road "
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "east": "Building is under construction ",
    "south": "Building is under construction ",
    "west": "Building is under construction "
  },
  "asPerDocument": {
    "north": "Passage ",
    "east": "Marginal Space ",
    "south": "Flat No. 703",
    "west": "Passage "
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"whichTheLocalityIsServed": {
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  "taxies": {
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  "privateCars": {
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},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Balcony Area. (2 BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SRO / Growth Centre / 2401 / BP / ITP - Usarghar - Sandap - 01 / Vol - 19 & 21 / 899 / 2023 dated 23.06.2023 issued by MMRDA. ",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "Building is under construction ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "12000.00",
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  "landRate": "9600",
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  "squareMeterGuideLineRate": "77490.00",
  "squareFeetGuideLineRate": "7199.00"
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"igrFinalRate": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MMRDA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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"label": "Building Under Construction"
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"waterTank": {
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  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"carParking": "Proposed Open / Covered Car Parking Space ",
"constructionWorkStatus": {
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  "label": "Under Construction"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2027",
  "fullDate": "1/1/2027"
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"planningArea": {
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  "label": "Residential"
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  "label": "Proposed RCC Slab"
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  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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"label": "Information not available"
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"label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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"label": "Proposed, Yes"
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"maintenanceOfTheBuilding": {
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"label": "Building is under construction "
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"label": "Building Under Construction"
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"provisionOfFirefighting": {
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
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"totalLifeBuilding": "60",
"estimatedAge": "0",
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"noOfBasement": "1",
"noOfPodium": "5",
"noOfAmenityFloors": "",
"noOfFloors": "33",
"flatFloorNo": "7",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1726732067531_Image.png",
    "routeLat": "19.182167",
    "routeLng": "73.075139",
    "stationName": "Dombivali ",
    "routeDistance": "6.2 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "finallatLng": false
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  }
],
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
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  "finaltotal": "6360000.00",
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"realizableValuePercentage": "98",
"bookValue": "0",
"finalValue": "6360000.00"
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"outward": {
  "status": true,
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  "date": "Thu Sep 19 2024 15:07:18 GMT+0530 (India Standard Time)",
  "number": "2308235",
  "dayCount": "9",
  "monthCount": "241",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "InProgress",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
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    "isHideFloor": false,
    "status": false
  },
  "externalBrickWork": {
```

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"label": "External Brick Work",
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"internalPlastering": {
  "label": "Internal Plastering",
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},
"externalPlastering": {
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  "status": false
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
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"internalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"status": false
},
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": false
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  "status": true
}
},
"guidelineDetails": {
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"finalGuidelineValue": "4197017.00",
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"reportImages": {
  "frontPageImages": [
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      "orientation": "landscape"
    }
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  "externalPhotos": [
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      "orientation": "landscape"
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externallmg_1726595650620_1726595554944_image_5.jpeg",
      "orientation": "landscape"
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      "status": false,
      "_id": "66e9c1d2107b3378fb9eaabd",
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    "orientation": "landscape"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "10690.00",
    "max": "12872.00"
  },
  "builtUpRateRange": {
    "min": "9718.00",
    "max": "11702.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "isEditable": false
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  "wardrobes": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
},
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  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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"isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
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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",
"leadType": {
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  "value": "LEAD"
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}
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "530.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"ownerName": "Mr. Shailesh Krushna Khambayat & Mrs. Aarti Shailesh Khambayat ",
"ownerPhoneNo": "8080553389",
"appAddress": "Flat no. 704, 7th Floor, CL-06, T6, Runwal Garden City, Usarghar
Kalyan Dombivali ",
"remark": "this Project Visit Done \nJAYASHRI WALUGADE ",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Horizon Projects Pvt. Ltd.",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Shailesh Krushna Khambayat & Mrs. Aarti Shailesh Khambayat
",
      "number": {
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        "label": "No"
      },
      "No": "13228 / 2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
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document_1726727869754_1726650892480_Adobe_Scan_16_Sept_2024_2.pdf",
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Thu Sep 19 2024 12:07:49 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "23/06/2023",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SRO / Growth Centre / 2401 / BP / ITP - Usarghar - Sandap - 01 / Vol - 19
& 21 / 899 / 2023"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1726728018695_1726650892540_Approved_plan.pdf",
  "path": "cases/66e81c39107b3378fb9e8139/
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  "id": "558057",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Thu Sep 19 2024 12:10:18 GMT+0530 (India Standard Time)"
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  "documentType": {
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "23/06/2023",
    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    }
  }
},
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"number": {
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  "label": "No"
},
"No": "SRO / Growth Centre / 2401 / BP / ITP - Usarghar - Sandap - 01 / Vol - 19 &
21 / 899 / 2023 "
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"createdAt": "Thu Sep 19 2024 12:10:50 GMT+0530 (India Standard Time)"
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{
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700052561"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1726728110953_433508.pdf",
  "path": "cases/66e81c39107b3378fb9e8139/
document_1726728110953_433508.pdf",
  "id": "889515",
  "uploadedBy": "62fe044a48a26047e6552796",
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}
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"createdBy": "60b7177d2ffdf65bcd65882a",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Sep 16 2024 17:23:29 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Shailesh Krushna Khambayat & Mrs. Aarti Shailesh Khambayat ",
    "phone": "8080553389",
    "ownershipShare": "",
    "email": "",
    "id": "153872"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "132160",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "530",
    "squareMeterArea": "49.24",
    "docFinalBuiltUp": "583",
    "docFinalBuiltUpSquareMeter": "54.164",
    "docBultupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
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    "percentage": ""
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  "builtUpArea": {
    "area": "555.50",
    "squareMeterArea": "51.61",
    "expectedRate": "11701.17",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printInReport": true,
  "_id": "66ea9a25107b3378fb9f1b4d",
  "property": "Residential Flat ",
  "area": "505",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "6500000",
  "expectedRate": "12871.29",
  "builtUpExpectedRate": "11701.17",
  "image": "cases/66e81c39107b3378fb9e8139/
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  "squareMeter": "46.92",
  "id": "760310"
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{
  "carpetArea": {
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    "squareMeterArea": "45.15",
    "expectedRate": "11728.40",
    "percentage": ""
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  "builtUpArea": {
    "area": "535.00",
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"squareMeterArea": "49.70",
"expectedRate": "10654.21",
"percentage": ""
},
"saleableArea": {
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  "percentage": ""
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"area": "535",
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"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "5700000",
"expectedRate": "11728.40",
"builtUpExpectedRate": "5700000",
"image": "cases/66e81c39107b3378fb9e8139/
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"squareMeter": "49.70",
"id": "820223"
},
{
  "carpetArea": {
    "area": "698.00",
    "squareMeterArea": "64.85",
    "expectedRate": "10689.44",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "71.33",
    "expectedRate": "9717.67",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
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    "expectedRate": "0.00",
    "percentage": ""
  }
}
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},
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"floor": "",
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"expectedRate": "10689.44",
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"image": "cases/66e81c39107b3378fb9e8139/
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"id": "256006"
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{
  "carpetArea": {
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    "squareMeterArea": "38.55",
    "expectedRate": "10740.31",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "42.41",
    "expectedRate": "9763.91",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "property": " Residential Flat",
  "area": "415",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
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"floor": "",
"source": "Index_no.2",
"expectedPrice": "4457227",
"expectedRate": "10740.31",
"builtUpExpectedRate": "9763.91",
"image": "cases/66e81c39107b3378fb9e8139/
indicator_1726650637902_Image.png",
"squareMeter": "38.55",
"id": "994821"
}
],
"externallimages": [
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"status": false,
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"path": "cases/66e81c39107b3378fb9e8139/
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"orientation": "landscape"
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"status": false,
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"path": "cases/66e81c39107b3378fb9e8139/
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"orientation": "landscape"
},
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"status": false,
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"orientation": "landscape"
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"name": "externallmg_1726595645057_1726595554944_image_3.jpeg",
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"orientation": "landscape"
},
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Kalyan , District - Thane , PIN - 421 204, State - Maharashtra, Country - India",
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"email": "",
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Name	Length	Width	Total
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Other			
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