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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Sarvesh",
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    "_id": "652d0cd7316e1359cebd0238",
    "lastName": " Rane",
    "mobileNo": "",
    "workMobileNo": "8291003386",
    "email": "cord1.racpcbkc@sbi.co.in"
  },
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC - Santacruz (West)",
  "email": "cord1.racpcbkc@sbi.co.in",
  "mobileNo": "022-26719265",
  "alternateMobileNo": "",
  "address": "1st Floor, Jeevan Seva Annex Bldg., LIC Complex, S. V. Road, Santacruz
(West), Mumbai - 400 054, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"zone": {
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  "role": "PICKUPPERSON",
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  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60af6ae22ffdf65bcd65861d\\
\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
},
"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
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  "firstName": "Shyam",
  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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  "profilePhoto": "users\\60eeaeddf3dd69653a581316\\
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  "firstName": "Jayaraja",
  "email": "jayaraja@vastukala.org",
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"lastName": "Acharya",
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"designation": "",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    ],
  },

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{
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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      "dateTime": "2024-09-30",
      "remark": "RV required - 48 "
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    {
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      "dateTime": "2024-09-30",
      "remark": "MANUAL_IN_TASK"
    }
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},
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "key": "country",
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  "value": "Thane",
  "label": true
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  "key": "city",
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
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  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "key": "wing",
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
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"value": "808",
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  "label": false
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  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring"
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  "finishing": {
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    "label": "Proposed Cement Plastering"
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"townplanApprovedByList": {
  "value": "Kalyan_Dombivali_Municipal_Corporation",
  "label": "Kalyan Dombivali Municipal Corporation"
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"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
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  "west": "Open Land",
  "south": "'A' Wing of Vedant Millenia Happiness (Phase II)",
  "east": "Internal Road"
},
"asPerDocumentAgreement": {
  "north": "Vedant Millenia Happiness Phase II Multi Storied Buildings",
  "west": "Survey No. 218, 219/1, 221/8, 221/9",
  "south": "12 Mtr. DP Road",
  "east": "15 Mtr. DP Road"
},
"unitBoundaries": {
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    "east": "External Site Visit Only",
    "south": "External Site Visit Only",
    "west": "External Site Visit Only"
  },
  "asPerDocument": {
    "north": "Marginal Space",
    "east": "Passage / Lift",
    "south": "Marginal Space",
    "west": "Marginal Space"
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  "isDisplay": false,
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"taxies": {
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"auto": {
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"privateCars": {
  "title": "Private Cars"
}
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of residential flat is Living Room + Kitchen + 2 Bedrooms + 2 Toilets (i.e. 2 BHK with 2 Toilets).",
"dateOfIssusApprovePlan": " Copy of Approved Building Plan No. KDMCC/RB/2024/APL/00030 dated 08.02.2024 issued by Kalyan Dombivli Municipal Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "Internal visit not allowed at site. The details about the work progress status has been provided by Sales Person Ms. Leena (Contact No. 8550998841).",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "47500",
  "landRate": "11300",
  "igrImage": "cases/66f3be68fcad932b0b13d1cf/igr_1727937175954_Image.png",
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  "squareFeetGuideLineRate": "4634.00"
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"igrFinalRate": {
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"floorRatePercentage": "5",
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},
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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": "Information not available",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "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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"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"carParking": "Proposed Covered Parking Space",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
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  "label": "Information Not Available"
},
"buildingSpecification": {
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"label": "Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
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  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
}
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "25",
"flatFloorNo": "8",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "514.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1727938991485_Image.png",
    "routeLat": "19.303371",
    "routeLng": "73.224055",
    "stationName": "Titwala",
    "routeDistance": "3.2 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
}
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"locationMapImg": [
  {
    "id": "k6yqv",
    "name": "k6yqv",
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routeMap_1727938743056_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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"bookValue": "0",
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"underConstruction": {
  "rccFootingFoundation": {
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
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  "fullBuildingRcc": {
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    "status": true
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    "status": true
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
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"window": {
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  "status": true
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "21",
  "percentage": "7.78",
  "isHideFloor": false,
  "status": true
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  "isHideFloor": false,
  "status": true
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  "status": true
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"liftInstallation": {
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  "floorsCompleted": "",
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "9295.00"
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  "saleableRateRange": {
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    "max": "0.00"
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    "quantity": "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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  "quantity": "0.00",
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"estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "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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  "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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"type": "CASE",
"leadType": {
  "label": "Approximate Rate Lead",
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"value": "APPROXIMATE_LEAD"
},
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"status": true,
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"ownerName": "Mrs. Anita Ananta Jadhav",
"ownerPhoneNo": "8291003386",
"appAddress": "Flat no 808 floor 8 th B-wing Vedant Millenia Happiness Phase II
Village Titwala Tal Kalyan Dist Thane ",
"remark": "RV required - 48 ",
"documents": [
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    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "remark": "Made in 2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Tharwani Infrastructure",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mrs. Anita Ananta Jadhav & Mr. Atul Ananta Jadhav"
    },
    "isHardCopy": false,
    "displayStatus": true,
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7173_B808_Anita_Jadhav_Draft_Agreement.pdf",
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ft_Agreement.pdf"
},
{
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "No"
    }
  },
  "No": " P51700030699"
},
"isHardCopy": false,
"displayStatus": false,
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"fileName":
"document_1727249797705_1727249794859_4_C_RERA_CERTIFICATE.pdf"
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  "documentType": {
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " KDMCC/RB/2024/APL/00030"
},
"isHardCopy": false,
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ITWALA_ONLINE_LETTER_DT08022024.pdf"
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    "label": "Approved Building Plan"
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    },
    "number": {
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      "label": "No"
    },
    "No": " KDMCC/RB/2024/APL/00030"
  },
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ONLINE_PLAN_DT08022024_1.pdf"
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"caseNumber": "011466",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Sep 25 2024 13:10:24 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
    "name": "Mrs. Anita Ananta Jadhav",
    "phone": "8291003386",
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"ownershipShare": "",
"email": "",
"id": "149898"
},
{
  "name": "Mr. Atul Ananta Jadhav",
  "phone": "",
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  "ownershipShare": "",
  "id": "828450"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
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      "label": "Square Feet"
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    "totalAreaDocument": "468",
    "squareMeterArea": "43.48",
    "docFinalBuiltUp": "514.8",
    "docFinalBuiltUpSquareMeter": "47.827999999999996",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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],
"images": [],
"indicatorArr": [
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      "squareMeterArea": "42.92",
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  "percentage": "10"
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"saleableArea": {
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  "squareMeterArea": "0.00",
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"floor": "",
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  "saleableArea": {
    "area": "",
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"id": "758609"
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"expectedRate": "8508.52",
"percentage": "10"
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"area": "320",
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"floor": "",
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"expectedPrice": "2995000",
"expectedRate": "9359.38",
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"id": "250675"
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  "builtUpArea": {
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    "percentage": "10"
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    "orientation": "portrait"
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    "_id": "66fa79ea7f0f620f3f59b997",
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    "path": "cases/66f3be68fcad932b0b13d1cf/
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District - Thane, Titwala (East), PIN - 421 605, State - Maharashtra, India",
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"email": "",
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Other
Composition :
