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{
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@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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  "remark": "Temp",
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  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "_id": "60b7177d2ffdf65bcd65882a",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
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  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "firstName": "Pradnya ",
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"email": "pradnya@vastukala.org",
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        "label": "Registered Valuer"
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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    {
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      "dateTime": "2024-10-09",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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  "finalMeasurementType": "Sq. Ft.",
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  "value": "",
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"wing": {
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  "label": true
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  "label": true
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  "label": false
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  "label": false
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"flatSpecifications": {
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  "windows": {
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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"townplanApprovedByList": {
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  "label": "Slum Rehabilitation Authority"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Under Construction Building ",
  "south": "Monorail Track",
  "east": "Pratiksha Nagar Depot Road "
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"asPerDocumentAgreement": {
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  "west": "By Shastri Nagar B Division ",
  "south": "By Monorail ",
  "east": "By Pratiksha Nagar Depot Road "
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Building is under construction ",
    "south": "Building is under construction ",
    "west": "Building is under construction "
  },
  "asPerDocument": {
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    "east": "Staircase",
    "south": "Marginal Space ",
    "west": "Lift"
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  "isDisplay": true,
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"whichTheLocalityIsServed": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 2 Bedrooms + Living Room + Dining + Kitchen + Passage + 2 Toilets + Balcony Area. (i.e. 2BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SRA / ENG / 2861 / FN / MHL / AP dated 21.01.2022 issued by SRA.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "At the time of visit, internal visit was not allowed at site. The details about the work progress status have been provided by Customer Relationship Manager (Mr. Stephen Pinto – Mobile No. 8452005594)",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "landRate": "47210",
  "igrImage": "cases/6703be38ba5e64b24a30943d/igr_1728386834689_Image.png",
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"squareMeterGuideLineRate": "113927.00",
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  "squareMeterGuideLineRate": "113927.00",
  "squareFeetGuideLineRate": "10584.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per SRA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  }
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  "label": "Building Under Construction"
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  "label": "Proposed Municipal Water Supply"
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"pavementLaid": {
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  "label": "Proposed, Yes"
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"carParking": "Proposed Along with One Car Parking Space ",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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"materialUsedList": {
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"label": "Building Under Construction"
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"buildingSpecification": {
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  "label": "Information Not Available"
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Building is under construction "
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"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenancelssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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}
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "4",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "29",
"flatFloorNo": "17",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "11"
},
"finalPlinthArea": {
  "area": "733.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1728476461396_Image.png",
    "routeLat": "19.041972",
    "routeLng": "72.875167",
    "stationName": "Wadala",
    "routeDistance": "550 Mtrs. ",
    "routeStation": {
      "value": "Monorail",
      "label": "Monorail"
    }
  }
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    0
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  "type": "Point"
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    "image": "cases/6703be38ba5e64b24a30943d/
routeMap_1728476388036_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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  "showcasesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "0",
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"rateVerify": {
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    "floorsCompleted": "Complete",
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    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "9",
    "percentage": "10.285714285714285",
    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
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"status": true
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"guidelineDetails": {
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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  "parkingImages": [],

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"societyNameBoardImage": [],
"compositionImages": []
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  "builtUpRateRange": {
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    "max": "28848.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
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"quantity": "0.00",
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  "quantity": "",
  "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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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "667.00",
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
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"_id": "6703be38ba5e64b24a30943d",
"ownerName": "Mr. Abhijeet Umesh Salunke & Mrs. Pratibha Abhijeet Salunke ",
"ownerPhoneNo": "8419937075",
"appAddress": "Flat no. 1703, 17th Floor, Wing - C, Runwal Timeless, Koliwada Sion ",
"remark": "under construction building",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "07/12/2021",
      "from": {
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        "label": "Promoter"
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      "Promoter": "M/s. Runwal Developers Pvt. Ltd.",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Abhijeet Umesh Salunke & Mrs. Pratibha Abhijeet Salunke ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "16819 / 2021"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "780815",
    "path": "cases/6703be38ba5e64b24a30943d/
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    "fileName":
"document_1728298508433_1728298505418_Racpc_Sion_Abhijit_Salunkhe.pdf"
  },
  {
    "documentType": {
      "value": "60ae1279aa6d152c1801b3d4",
      "label": "Amended Commencement Certificate"
    },
    "inputs": {
      "documentDate": "21/01/2022",
      "nameOfApprovingAuthority": {
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    "value": "Slum_Rehabilitation_Authority_(SRA)",
    "label": "Slum Rehabilitation Authority (SRA)"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "SRA / ENG / 2861 / FN / MHL / AP"
},
"isHardCopy": false,
"displayStatus": false,
"id": "653870",
"path": "cases/6703be38ba5e64b24a30943d/
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"fileName": "document_1728474761083_Agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "21/01/2022",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / ENG / 2861 / FN / MHL / AP"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "982299",
  "path": "cases/6703be38ba5e64b24a30943d/
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  "fileName": "document_1728474823061_1728386982144_Aproved_plans.pdf"
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{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "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": "P51900005685"
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"isHardCopy": false,
"displayStatus": false,
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"id": "512258",
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"createdAt": "Wed Oct 09 2024 17:25:31 GMT+0530 (India Standard Time)"
}
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"caseNumber": "011667",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "346166",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Oct 07 2024 16:25:52 GMT+0530 (India Standard Time)"
  }
]
],
"owners": [
  {
    "name": "Mr. Abhijeet Umesh Salunke & Mrs. Pratibha Abhijeet Salunke ",
    "phone": "8419937075",
    "ownershipShare": "",
    "email": "",
    "id": "541647"
  }
]
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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{
  "typeOfDocument": {
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    "label": "Agreement for sale"
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  "docMeasurementType": {
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    "label": "Square Feet"
  },
  "id": "831500",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "667",
  "squareMeterArea": "61.97",
  "docFinalBuiltUp": "733.7",
  "docFinalBuiltUpSquareMeter": "68.167",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
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"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "583.00",
      "squareMeterArea": "54.16",
      "expectedRate": "31732.42",
      "percentage": ""
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    "builtUpArea": {
      "area": "641.30",
      "squareMeterArea": "59.58",
      "expectedRate": "28847.65",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
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  "printlnReport": true,
  "_id": "67051821ba5e64b24a316d84",
  "property": "Residential Flat",
  "area": "583",
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"builtUpPercentage": "10",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "square_yards",
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"expectedRate": "31732.42",
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"id": "152721"
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    "expectedRate": "30874.79",
    "percentage": ""
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  "builtUpArea": {
    "area": "641.30",
    "squareMeterArea": "59.58",
    "expectedRate": "28067.99",
    "percentage": "10"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "18000000",
  "expectedRate": "30874.79",
  "builtUpExpectedRate": "28067.99",
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"id": "577338"
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{
"carpetArea": {
"area": "667.00",
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"percentage": ""
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"builtUpArea": {
"area": "733.70",
"squareMeterArea": "68.16",
"expectedRate": "26654.34",
"percentage": "10"
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"saleableArea": {
"area": "",
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"expectedRate": "0.00",
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},
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "19556287",
"expectedRate": "29319.77",
"builtUpExpectedRate": "26654.34",
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"id": "529771"
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"carpetArea": {
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    "expectedRate": "28271.00",
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  "builtUpArea": {
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    "squareMeterArea": "70.51",
    "expectedRate": "25700.91",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "property": " Residential Flat",
  "area": "690",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "19506987",
  "expectedRate": "28271.00",
  "builtUpExpectedRate": "25700.91",
  "image": "cases/6703be38ba5e64b24a30943d/
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  "squareMeter": "64.10",
  "id": "693859"
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"externalImages": [
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    "status": false,
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    "name": "externalImg_1728372994401_1728372989286_image_0.jpeg",
    "path": "cases/6703be38ba5e64b24a30943d/
externalImg_1728372994401_1728372989286_image_0.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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    "status": false,
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externalimg_1728372994612_1728372989286_image_1.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externalimg_1728372994707_1728372989286_image_2.jpeg",
    "path": "cases/6703be38ba5e64b24a30943d/
externalimg_1728372994707_1728372989286_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "6704e0f3ba5e64b24a3110ab",
    "name": "externalimg_1728372979083_1728372970828_image_0.jpeg",
    "path": "cases/6703be38ba5e64b24a30943d/
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    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "6704e0f3ba5e64b24a3110ac",
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    "orientation": "portrait"
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    "status": false,
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    "name": "externalimg_1728372979357_1728372970831_image_2.jpeg",
    "path": "cases/6703be38ba5e64b24a30943d/
externalimg_1728372979357_1728372970831_image_2.jpeg",
    "orientation": "portrait"
  }
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"externalDocuments": [],
"processingDocuments": [
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  "filename": "1728386914886_Calculation_Sheet_NEW.xlsx",
  "path": "cases/6703be38ba5e64b24a30943d/
processingDocuments/1728386914886_Calculation_Sheet_NEW.xlsx",
  "size": "3356547",
  "createdAt": "Tue Oct 08 2024 16:58:34 GMT+0530 (India Standard Time)",
  "uploadedBy": "64cde526dc9f3034f3fefa49"
},
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Pratiksha Nagar Depot Road, Koliwada, Shashtri Nagar, Village - Salt Pan Division ,
Municipality Ward No. F/N, Sion (East), District - Mumbai, PIN - 400 022, State -
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