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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9ff"
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    "firstName": "Amit",
    "type": "CREDITOFFICER",
    "_id": "659e41f902c44c777bae2b5e",
    "lastName": "Patel",
    "mobileNo": "",
    "workMobileNo": "8956372899",
    "email": "4cord.21117@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"
},
"client": {
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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "name": "RASMECCC Panvel",
  "email": "cord.21117@sbi.co.in",
  "mobileNo": "02227572748",
  "alternateMobileNo": "",
  "address": "Shop No 5,Ground Floor,Sharda Terrace, Plot No 65,Sector-11,CBD
Belapur, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India",
  "ledgerName": "",
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  "label": "Land & Building / Immovable Property"
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  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
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  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
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  "lastName": "Kajvilkar",
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  "firstName": "Bhavika",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "label": true
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  "value": "Zest B",
  "label": false
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"label": true
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  "label": true
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  "label": true
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"label": "R. C. C. Slab"
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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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"label": "Proposed Powder coated aluminium sliding windows"
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"label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring"
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"value": "Semi_Urban",
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"townplanApprovedByList": {
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"north": "Eastern Express Highway",
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"south": "Internal Road",
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  "south": "Details not available",
  "east": "Details not available"
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    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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"whichTheLocalityIsServed": {
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  "taxies": {
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  "auto": {
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  "privateCars": {
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  }
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"extraDetailOfProperty": "As per Draft Agreement for sale the Composition of flat is Living Room + 1 Bedroom + Kitchen + 2 Toilets (i.e 1 BHK + 2 Toilets) ",
"dateOfIssusApprovePlan": "Copy of building approved plan were not provided & not verified ",
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "landRate": "79850",
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  "squareMeterGuideLineRate": "170980.00",
  "squareFeetGuideLineRate": "15885.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "170980.00",
  "squareMeterGuideLineRate": "170980.00",
  "squareFeetGuideLineRate": "15885.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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"undividedAreaOfLandAsPerSaleDeed": "Building Under Construction",
"floorSpaceIndex": "As per SRA norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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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": "Podium Parking",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "Proposed R.C.C. Foundation"
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"materialUsedList": {
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  "label": "Building Under Construction"
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  "label": "Proposed Standard"
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},
"structuralSafety": {
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  "label": "Building Under Construction"
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"protAgainstNatDis": {
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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": "Building Under Construction"
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"appearanceOfTheBuilding": {
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "ground",
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},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "3",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "26",
"flatFloorNo": "1",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "9"
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"finalPlinthArea": {
  "area": "453.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1728982753120_Image.png",
    "routeLat": "19.072349",
    "routeLng": "72.910740",
    "stationName": "Ghatkopar",
    "routeDistance": "3.7 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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    "type": "Point"
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    "finallatLng": false
  },
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      "name": "wuqqkq",
      "image": "cases/6707a42eba5e64b24a32cf20/
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  ],
  "valuation": {
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      "depreciatedCostOfConstruction": "",
      "totalFairMarketValue": ""
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"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "10300000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "10300000.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
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    "floorsCompleted": "Complete",
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    "status": true
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"isHideFloor": false,
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "3",
  "percentage": "3.5294117647058822",
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  "isHideFloor": false,
  "status": true
},
"externalBrickWork": {
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"internalPlastering": {
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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},
"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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  "status": false
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  "status": true
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  "floorsCompleted": "",
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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  "externalPhotos": [],
  "parkingImages": [
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      "orientation": "landscape"
    }
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  "orientation": "landscape"
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externallmg_1728633566400_1728633555271_image_3.jpeg",
  "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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  "carpetRateRange": {
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    "max": "26745.00"
  },
  "builtUpRateRange": {
    "min": "21234.00",
    "max": "24313.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "quantity": "0.00",
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"ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "status": true,
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"title": "Electricity deposits / electrical fittings, etc",
"quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
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],
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"status": true,
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"paymentStatus": "PENDING",
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"ownerPhoneNo": "7207866038",
"appAddress": "flat no .108 1 th floor zst B Elevated Avenue Reaty LLP heights village
Ghatkopar ",
"remark": "Bankar Amit sir ",
"documents": [
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      "label": "Draft Agreement for sale"
    }
  },
  "inputs": {
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      "value": "Promoter",
      "label": "Promoter"
    },
    "Promoter": "M/s. Aryamaan Developers Pvt. Ltd.",
    "to": {
      "value": "Allottee",
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    "label": "Allottee"
  },
  "Allottee": "Mr. Nitin Namdeorao Khobragade"
},
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"fileName": "document_1728976819849_1728974971132_AFS_NITIN_K_2_1.pdf"
},
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    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "18/01/2021",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / ENG / 3838 / N / STGL / AP"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "177347",
  "path": "cases/6707a42eba5e64b24a32cf20/
document_1728976936813_228368.pdf",
  "fileName": "document_1728976936813_228368.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/09/2021",
    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    }
  },
}
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    "number": {
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    },
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  "displayStatus": false,
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  "path": "cases/6707a42eba5e64b24a32cf20/
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  "id": "994053",
  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Tue Oct 15 2024 14:11:53 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "011723",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
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    "id": "426635",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Oct 10 2024 15:23:50 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Aryamaan Developers Pvt. Ltd.",
    "phone": "7207866038",
    "ownershipShare": "",
    "email": "",
    "id": "600121"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Nitin Namdeorao Khobragade",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "38.28",
    "totalAreaDocument": "412",
    "docBultupPercentage": "10",
    "docFinalBultUp": "453.20",
    "docFinalBultUpSquareMeter": "42.10",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "631530"
  }
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"images": [],
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      "squareMeterArea": "38.28",
      "expectedRate": "23904.61",
      "percentage": ""
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      "area": "453.20",
      "squareMeterArea": "42.10",
      "expectedRate": "21731.46",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printInReport": true,
  "_id": "670e106e4327890c7af56f5e",
```

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"property": "Residential Flat",
"area": "412",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "9848698",
"expectedRate": "23904.61",
"builtUpExpectedRate": "21731.46",
"image": "cases/6707a42eba5e64b24a32cf20/
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"squareMeter": "38.28",
"id": "423589"
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"carpetArea": {
"area": "412.00",
"squareMeterArea": "38.28",
"expectedRate": "23357.17",
"percentage": ""
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"area": "453.20",
"squareMeterArea": "42.10",
"expectedRate": "21233.80",
"percentage": "10"
},
"saleableArea": {
"area": "",
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"expectedRate": "0.00",
"percentage": ""
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"floor": "",
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"expectedPrice": "9623156",
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"expectedRate": "23357.17",
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{
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    "percentage": "10"
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  "saleableArea": {
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    "percentage": ""
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  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "11500000",
  "expectedRate": "26744.19",
  "builtUpExpectedRate": "24312.90",
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  "squareMeter": "39.95",
  "id": "162166"
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{
  "carpetArea": {
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    "squareMeterArea": "38.09",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "41.90",
    "expectedRate": "22172.95",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "10000000",
  "expectedRate": "24390.24",
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  "id": "731428"
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  "path": "cases/6707a42eba5e64b24a32cf20/
externalImg_1728633559929_1728633555271_image_0.jpeg",
  "orientation": "landscape"
},
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externallmg_1728633561450_1728633555271_image_1.jpeg",
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externallmg_1728633563350_1728633555271_image_2.jpeg",
  "orientation": "landscape"
},
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  "status": false,
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externallmg_1728633566400_1728633555271_image_3.jpeg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "path": "cases/6707a42eba5e64b24a32cf20/
externallmg_1728633569364_1728633555271_image_4.jpeg",
  "orientation": "landscape"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "path": "cases/6707a42eba5e64b24a32cf20/
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  "orientation": "landscape"
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{
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    "orientation": "landscape"
  },
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    "orientation": "landscape"
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    "status": false,
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    "path": "cases/6707a42eba5e64b24a32cf20/
externalImg_1728633238899_1728633232271_image_3.jpeg",
    "orientation": "landscape"
  }
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"processingDocuments": [
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    "filename": "1728974971132_AFS_NITIN_K_2.pdf",
    "path": "cases/6707a42eba5e64b24a32cf20/
processingDocuments/1728974971132_AFS_NITIN_K_2.pdf",
    "size": "708212",
    "createdAt": "Tue Oct 15 2024 12:19:31 GMT+0530 (India Standard Time)",
    "uploadedBy": "60eeaeddf3dd69653a581316"
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  },
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    "size": "9086157",
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    "uploadedBy": "60eeaeddf3dd69653a581316"
  },
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    "filename":
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    "path": "cases/6707a42eba5e64b24a32cf20/processingDocuments/1728974971289_externallmg_1728633236255_1728633232271_image_0.jpeg",
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Other
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