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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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    "firstName": "Vinod",
    "type": "CREDITOFFICER",
    "_id": "668bb750e61b5802e8d945c7",
    "email": "sbi.04205@sbi.co.in",
    "lastName": "Jagtap",
    "mobileNo": "",
    "workMobileNo": "9860443086"
  },
  "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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  "fax": "",
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Samachar Marg, Fort, Mumbai, State - Maharashtra, Country - India"
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"_id": "60af3d172ffdf65bcd6585cd",
"role": "PICKUPPERSON",
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"mobileNo": "9167204063",
"shortName": "SJ",
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"role": "SITEENGINEER",
"firstName": "Krishna",
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"lastName": "Gawde",
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"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
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"designation": "Back Office Coordination",
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"lastName": "Rasam",
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    "email": "manoj@vastukala.org",
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  "label": false
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  "label": false
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    "label": "Powder coated Aluminum sliding windows"
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"townplanApprovedByList": {
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"label": "Mira Bhayander Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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"south": "Internal Road ",
"east": "Road & Shalom Heritage"
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"west": "Flat No. 304"
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"south": "Lift & Flat No. 306",
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  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
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  "depreciatedBuildingRate": ""
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"squareFeetGuideLineRate": "7822.00"
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"igrFinalRate": {
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  "rate": "84200.00",
  "squareMeterGuideLineRate": "84200.00",
  "squareFeetGuideLineRate": "7822.00"
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "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 MBMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"marketability": {
  "marketabilityList": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"value": "Proposed_R.C.C._Slab",
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"waterTank": {
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"label": "Proposed Municipal Water Supply"
},
"pavementLaid": {
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"label": "Proposed, Yes"
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"carParking": "Proposed Open Car Parking Space ",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"month": "1",
"year": "2025",
"fullDate": "1/1/2025"
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"planningArea": {
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"typeOfStructure": {
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"label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
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  "label": "Information Not Available"
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  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "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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  "label": "Building Under Construction"
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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"label": "Building Under Construction"
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"groundStilt": {
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"yearOfConstructionAsPer": {
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  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "10",
"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "412.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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routeMap_1730700628020_Image.png",
    "routeLat": "19.302917",
    "routeLng": "72.870583",
    "stationName": "Thane",
    "routeDistance": "4.3 Km.",
    "routeStation": {
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      "label": "Railway Station"
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    "name": "eklo8k",
    "image": "cases/67137bd1c6eb1c39d992b398/
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4950000.00",
"distressValuePercentage": "80",
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"bookValue": "0",
"finalValue": "4950000.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "12",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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    "percentage": "7.00",
    "isHideFloor": false,
    "status": true
  },
  "externalBrickWork": {
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"label": "External Brick Work",
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"internalPlastering": {
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  "floorsCompleted": "12",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "12",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
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"door": {
  "label": "Door",
  "floorsCompleted": "12",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "12",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "12",
  "percentage": "10.00",
  "isHideFloor": false,
  "status": true
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  "label": "Internal Painting",
  "floorsCompleted": "12",
  "percentage": "1.50",
  "isHideFloor": false,
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"status": true
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  "label": "External Painting",
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "12",
  "percentage": "5.00",
  "isHideFloor": false,
  "status": true
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "2",
  "percentage": "2.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "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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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "96.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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"finalGuidelineValue": "3226575.00",
"selectedBuildUpValue": "412.50",
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},
"reportImages": {
  "frontPageImages": [
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      "status": false,
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      "name":
"externallmg_1729758166799_WhatsApp_Image_20241024_at_130740_2.jpeg",
      "path": "cases/67137bd1c6eb1c39d992b398/
externallmg_1729758166799_WhatsApp_Image_20241024_at_130740_2.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
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    {
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      "name":
"externallmg_1729758154011_WhatsApp_Image_20241024_at_130729.jpeg",
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externallmg_1729758154011_WhatsApp_Image_20241024_at_130729.jpeg",
      "orientation": "portrait"
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      "status": false,
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      "name":
"externallmg_1729758154038_WhatsApp_Image_20241024_at_130730.jpeg",
      "path": "cases/67137bd1c6eb1c39d992b398/
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      "orientation": "portrait"
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      "name":
"externallmg_1729758154051_WhatsApp_Image_20241024_at_130733_1.jpeg",
      "path": "cases/67137bd1c6eb1c39d992b398/
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      "orientation": "portrait"
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}
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    "orientation": "portrait"
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    "status": false,
    "_id": "671a03d7772666934f244e91",
    "name":
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    "path": "cases/67137bd1c6eb1c39d992b398/
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "671a03d7772666934f244e98",
    "name":
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    "path": "cases/67137bd1c6eb1c39d992b398/
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    "orientation": "portrait"
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    "status": false,
    "_id": "671a03d7772666934f244e9b",
    "name":
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    "path": "cases/67137bd1c6eb1c39d992b398/
externallmg_1729758166799_WhatsApp_Image_20241024_at_130740_2.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "671a03d7772666934f244e9a",
    "name":
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    "path": "cases/67137bd1c6eb1c39d992b398/
externallmg_1729758166776_WhatsApp_Image_20241024_at_130740_1.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "max": "16000.00"
  },
  "builtUpRateRange": {
    "min": "10018.00",
    "max": "14546.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "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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  "kitchenArrangements": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"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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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "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",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "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",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": false,
  "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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "375.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
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"paymentIds": [],
"_id": "67137bd1c6eb1c39d992b398",
"ownerName": "Mr. Santosh Vasant Pagar ",
"ownerPhoneNo": "9920368163",
"appAddress": "Flat no A-305,3Floor,J K Hights,Navghar Village . Bhayandar East",
"remark": "+91 99203 68163",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "08/10/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Sai Construction",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Santosh Vasant Pagar ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "8107 / 2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "894034",
    "path": "cases/67137bd1c6eb1c39d992b398/
document_1729330088855_1729330087111_DocScanner_Oct_19_2024_1413.pdf",
    "fileName":
"document_1729330088855_1729330087111_DocScanner_Oct_19_2024_1413.pdf"
  },
  {
    "documentType": {
      "value": "60ae1277aa6d152c1801b3cc",
      "label": "Approved Building Plan"
    },
    "inputs": {
      "documentDate": "01/04/2021",
      "nameOfApprovingAuthority": {
```

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    "value": "Mira_Bhayander_Municipal_Corporation",
    "label": "Mira Bhayander Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "MBMNP / NR / 03 / 2021 - 2022"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1730698390481_DocScanner_Oct_30_2024_1737.pdf",
"path": "cases/67137bd1c6eb1c39d992b398/
document_1730698390481_DocScanner_Oct_30_2024_1737.pdf",
"id": "684984",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Nov 04 2024 05:33:10 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "01/04/2021",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MNP / NR / 03 / 2021 - 2022"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1730698499386_569681.pdf",
  "path": "cases/67137bd1c6eb1c39d992b398/
document_1730698499386_569681.pdf",
  "id": "838139",
  "uploadedBy": "62fe044a48a26047e6552796",
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},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "18/05/2022",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700045390"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1730698557456_524011.pdf",
"path": "cases/67137bd1c6eb1c39d992b398/
document_1730698557456_524011.pdf",
"id": "936752",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Nov 04 2024 05:35:57 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "011913",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "592780",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Oct 19 2024 14:58:49 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Santosh Vasant Pagar ",
    "phone": "9920368163",
    "ownershipShare": "",
    "email": "",
    "id": "796876"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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"composition": [  
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      "label": "Square Feet"  
    },  
    "id": "6",  
    "name": "Bedroom",  
    "length": "10.42",  
    "length1": "10",  
    "length2": "5",  
    "width": "9.00",  
    "width1": "9",  
    "width2": "0",  
    "totalArea": "93.75",  
    "images": [],  
    "finalArea": "93.75",  
    "extraAreas": []  
  },  
  {  
    "measurementType": {  
      "value": "Square_Feet",  
      "label": "Square Feet"  
    },  
    "id": "1",  
    "name": "Toilet",  
    "length": "7.75",  
    "length1": "7",  
    "length2": "9",  
    "width": "3.75",  
    "width1": "3",  
    "width2": "9",  
    "totalArea": "29.06",  
    "images": [],  
    "extraAreas": [],  
    "finalArea": "29.06"  
  },  
  {  
    "measurementType": {  
      "value": "Square_Feet",  
      "label": "Square Feet"  
    },  
    "id": "6",  
    "name": "Passage",  
    "length": "8.00",  
    "length1": "8",
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"length2": "0",
"width": "2.33",
"width1": "2",
"width2": "4",
"totalArea": "18.67",
"images": [],
"finalArea": "18.67",
"extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "6.75",
  "width1": "6",
  "width2": "9",
  "totalArea": "47.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "47.25"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "5.92",
  "length1": "5",
  "length2": "11",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "22.19",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.19"
},
{
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"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "6",
"name": "Living Room",
"length": "16.83",
"length1": "16",
"length2": "10",
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"width1": "8",
"width2": "10",
"totalArea": "148.69",
"images": [],
"finalArea": "148.69",
"extraAreas": []
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Cupboard",
    "value": "Cupboard"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "10.31",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.31",
  "percentageBeforeTotal": "10.31",
  "percentage": "100"
}
]
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],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1277aa6d152c1801b3cc",
      "label": "Approved Building Plan"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "672011",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "375",
    "squareMeterArea": "34.84",
    "docFinalBuiltUp": "412.5",
    "docFinalBuiltUpSquareMeter": "38.324000000000005",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  },
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "706681",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "414",
    "squareMeterArea": "38.46",
    "docFinalBuiltUp": "455.4",
    "docFinalBuiltUpSquareMeter": "42.306",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
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{
  "carpetArea": {
    "area": "370.00",
    "squareMeterArea": "34.37",
    "expectedRate": "14529.73",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "407.00",
    "squareMeterArea": "37.81",
    "expectedRate": "13208.85",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67286ade21492f3332eda1bf",
  "property": "Residential Flat",
  "area": "370",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "5376000",
  "expectedRate": "14529.73",
  "builtUpExpectedRate": "13208.85",
  "image": "cases/67137bd1c6eb1c39d992b398/
indicator_1730701873759_Image.png",
  "squareMeter": "34.37",
  "id": "552000"
},
{
  "carpetArea": {
    "area": "407.00",
    "squareMeterArea": "37.81",
    "expectedRate": "16000.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "447.70",
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"squareMeterArea": "41.59",
"expectedRate": "14545.45",
"percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
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Indralok, Village - Navghar, Municipality Ward No. W, Bhayander (East), Taluka - Thane,
District - Thane, PIN - 401 105, State - Maharashtra, Country - India",
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| Name | Length | Width | Total |
|------------------------|--------|-------|--------|
| Composition : | | | |
| Bedroom | 10'5" | 9'0" | 93.75 |
| Toilet | 7'9" | 3'9" | 29.06 |
| Passage | 8'0" | 2'4" | 18.67 |
| Kitchen | 7'00" | 6'9" | 47.25 |
| Toilet | 5'11" | 3'9" | 22.19 |
| Living Room | 16'10" | 8'10" | 148.69 |
| Other Composition : | | | |
| Cupboard | 3'9" | 2'9" | 10.31 |