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{
  "typeOfReport": {
    "label": "Single Flat",
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    "RVDSValues": true,
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Rohan ",
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@sbi.co.in"
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  "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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  "mobileNo": "02225046265",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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"staff": {
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
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  "designation": "",
  "shortName": "SK",
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"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
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"firstName": "Manoj",
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"lastName": "Chalikwar",
"mobileNo": "9819597579",
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  "finalMeasurementType": "Sq. Ft.",
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  "value": "Thane",
  "label": true
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  "label": true
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  "value": "",
  "label": false
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"wing": {
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  "value": "",
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "value": "",
  "label": true
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  "label": false
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  "value": "Dombivali (East)",
  "label": false
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
  },
  "doors": {
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    "label": "Proposed Powder Coated Aluminum Sliding Windows"
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  "windows": {
    "value": "Proposed_Powder_coated_aluminium_sliding_windows",
    "label": "Proposed Powder coated aluminium sliding 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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  "finishing": {
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    "label": "Building Under Construction"
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"label": "Mumbai Metropolitan Region Development Authority"
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"whetherCoveredUnderAnyState": {
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"west": "Tower T-2 & Open Plot",
"south": "Cluster 4 ",
"east": "Tower T-12"
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"asPerDocumentAgreement": {
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"west": "Details not available",
"south": "Details not available",
"east": "Details not available"
},
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"west": "",
"south": "",
"east": ""
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"asPerDocument": {
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"west": "",
"south": "",
"east": ""
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"setDisplay": false,
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"whichTheLocalityIsServed": {
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"title": "Buses"
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    "taxies": {
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    "auto": {
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    "privateCars": {
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    }
  },
  "extraDetailOfProperty": "As per approved plan, the composition of flat is 2 Bedrooms
+ Living Room + Kitchen + 2 Toilets",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No.SROT / KGC /
2401 / BP / ITP- Usarghar & Sandap - 01 / Vol. 13 / 1188 / 2022 Dated 08.09.2022
issued by Mumbai Metropolitan Region Development Authority.",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "Internal inspection of the property was not allowed at site. The detail about
the work progress status has been provided by builder's CRM Mr. Vinod (Contact No.
7208497596).",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "63900",
  "landRate": "9600",
  "igrImage": "cases/672c94ff2876c84ff1948e7f/igr_1731392021540_Image.png",
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"squareFeetGuideLineRate": "6827.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "6827.00"
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    "label": "Middle Class"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": "Rs. 18,000/- Expected rental income per month after fully furnished flat and building completion.",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Building Under Construction",
  "floorSpaceIndex": "As per MMRDA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developing Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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},
"partitions": {
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"waterTank": {
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  "label": "Proposed Municipal Water Supply"
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"pavementLaid": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"carParking": "One Car Parking",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building Under Construction"
},
"materialUsedList": {
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"label": "Building Under Construction"
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  "value": "Standard",
  "label": "Standard"
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenancelssues": {
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  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
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"groundStilt": {
  "value": "Lower_Ground+_Upper_Ground_Floor",
  "label": "Lower Ground + Upper Ground Floor"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "25",
"flatFloorNo": "22",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "597.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1731387160254_Image.png",
    "routeLat": "19.181384",
    "routeLng": "73.074596",
    "stationName": "Datiwali",
    "routeDistance": "2.2 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
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"finalLatLng": {
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    "name": "nmcalk",
    "image": "cases/672c94ff2876c84ff1948e7f/
routeMap_1731387040455_Image.png"
  }
]
},
"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "29",
    "percentage": "40",
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    "status": true
  },
  "internalBrickWork": {
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    "floorsCompleted": "29",
    "percentage": "7.00",
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  },
  "externalBrickWork": {
    "label": "External Brick Work",
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"percentage": "7.00",
"isHideFloor": false,
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  "isHideFloor": false,
  "status": true
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "29",
  "percentage": "3.50",
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  "status": true
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"door": {
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  "floorsCompleted": "29",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
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  "label": "Window",
  "floorsCompleted": "29",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "28",
  "percentage": "9.66",
  "isHideFloor": false,
  "status": true
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"internalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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}
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"externalPainting": {
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  "status": true
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  "floorsCompleted": "",
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  "floorsCompleted": "",
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  "floorsCompleted": "",
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  "status": true
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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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    "max": "13320.00"
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  "builtUpRateRange": {
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    "max": "12109.00"
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  "saleableRateRange": {
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    "max": "0.00"
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "status": true,
  "isEditable": true
}
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},
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  "ratePerUnit": "0.00",
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  "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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  "value": "LEAD"
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"isExternalReport": false,
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Sahani ",
"ownerPhoneNo": "8898900589",
"appAddress": "Flat No. 2205, 22nd Floor, Cluster - 5, My City Phase 2, Usarghar
Kalyan Dombivali ",
"remark": "",
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    "label": "Agreement for sale"
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    "from": {
      "value": "Owner",
      "label": "Owner"
    },
    "Owner": "Horizon Projects Private Limited",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Mr. Dilipkumar Ramprit Sahani & Mrs. Sangeeta Devi Dilipkumar
Sahani",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "878/2023"
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    "label": "Mumbai Metropolitan Region Development Authority"
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  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "SROT / Growth Centre / 2401 / BP / ITP- Usarghar & Sandap - 01 / Vol. 13 /
143 / 2021"
},
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document_1731327515574_e8c70209e0b84c988c316b62e6846193.pdf",
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"uploadedBy": "62691c48afd7d55eddecfda3",
"createdAt": "Mon Nov 11 2024 12:18:35 GMT+0000 (Coordinated Universal Time)"
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    "label": "RERA Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "No"
    },
    "No": "P51700019085"
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  "displayStatus": false,
  "fileName": "document_1731327656937_152850.pdf",
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"createdAt": "Mon Nov 11 2024 12:20:57 GMT+0000 (Coordinated Universal Time)"
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SROT / KGC / 2401 / BP / ITP- Usarghar & Sandap - 01 / Vol. 13 / 1188 /
2022"
},
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"createdAt": "Tue Nov 12 2024 06:05:21 GMT+0000 (Coordinated Universal Time)"
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"createdBy": "60b7177d2ffdf65bcd65882a",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 07 2024 10:22:55 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Dilipkumar Rampriti Sahani & Mrs. Sangeeta Devi Dilipkumar Sahani ",
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"phone": "8898900589",
"ownershipShare": "",
"email": "",
"id": "678590"
}
],
"proposePurchasers": [],
"siteInspection": [],
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "478061",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "543",
  "squareMeterArea": "50.45",
  "docFinalBuiltUp": "597.3",
  "docFinalBuiltUpSquareMeter": "55.495000000000005",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
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    "squareMeterArea": "52.95",
    "expectedRate": "11289.96",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "627.00",
    "squareMeterArea": "58.25",
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"percentage": "10"
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    "expectedRate": "10051.01",
    "percentage": "10"
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"property": "Residential Flat",
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"builtUpExpectedRate": "10051.01",
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"id": "109030"
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    "squareMeterArea": "53.51",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "58.86",
    "expectedRate": "11521.46",
    "percentage": "10"
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "7300000",
  "expectedRate": "12673.61",
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"builtUpExpectedRate": "11521.46",
"image": "cases/672c94ff2876c84ff1948e7f/indicator_1731391937542_Image.png",
"squareMeter": "53.51",
"id": "368537"
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    "squareMeterArea": "47.43",
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  "builtUpArea": {
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    "expectedRate": "12108.69",
    "percentage": "10"
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  "saleableArea": {
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    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "6800000",
  "expectedRate": "13319.49",
  "builtUpExpectedRate": "12108.69",
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  "id": "465047"
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  {
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    "status": false,
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    "path": "cases/672c94ff2876c84ff1948e7f/
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    "orientation": "landscape"
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    "path": "cases/672c94ff2876c84ff1948e7f/
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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My City Phase II Cluster 05 (1 To 6), Village - Usarghar, Dombivali (East), Taluka -
Kalyan, District - Thane, 400612, State - Maharashtra, India",
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"contactPersonName": "Mr. Vinod",
"email": "",
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Name	Length	Width	Total
Composition :			
Other Composition :			