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{
  "typeOfReport": {
    "label": "Single Flat",
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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      "_id": "6273b00bafd7d55eddee5f69"
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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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"client": {
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  "initial": "SBI",
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  "status": true
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"branch": {
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  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai
Samachar Marg, Fort, Mumbai, State - Maharashtra, Country - India"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"zone": {
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  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
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  "lastName": "Joshi",
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  "shortName": "SJ",
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  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
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  "designation": "Site Engg",
  "shortName": "Barkat",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
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  "shortName": "VS",
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  "email": "shilvanta_pratibha@yahoo.co.in",
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    "firstName": "Manoj",
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    "lastName": "Chalikwar",
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      "remark": "9145287606\nDhondi Rahul"
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  "value": "",
  "label": true
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  "key": "SRO",
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  "key": "postalCode",
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  "label": false
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    "label": "Vitrified Tile Flooring"
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Mumbai Housing & Area Development Board (MHADA)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Drushti Sapphire Building",
    "east": "Wing - A, Embassy Tower / Pant Nagar Colony Road"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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      "east": "Open Space",
      "south": "Passage",
      "west": "Flat No. 703"
    }
  },
}
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  "south": "Details not available",
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  "taxies": {
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "The property is constructed by MHADA, hence MHADA
itself is an issuing authority.\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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"apfDetails": {
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  "squareMeterGuideLineRate": "155117.00",
  "squareFeetGuideLineRate": "14411.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "147730.00",
  "squareMeterGuideLineRate": "155117.00",
  "squareFeetGuideLineRate": "14411.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
  "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 Local norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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    "label": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2021",
    "fullDate": "1/1/2021"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
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  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
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    "value": "rcc",
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
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},
"systemOfAirConditioning": {
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  },
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    "label": "Yes"
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  "groundStilt": {
    "value": "ground",
    "label": "Ground"
  },
  "yearOfConstructionAsPer": {
    "value": "as_per_site_information",
    "label": "As per site information"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "57",
  "ageOfBuilding": "3",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
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  "flatFloorNo": "7",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeLng": "72.913771",
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      "label": "Railway Station"
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    "name": "d7l8xu",
    "image": "cases/67330f8743c3c2a99e507616/
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]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "interiorDecorationsQty": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "number": "2309044",
  "dayCount": "8",
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"rateVerify": {
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    "isHideFloor": false,
    "status": false
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  "status": false
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  "isHideFloor": false,
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
},
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  "label": "Window",
  "floorsCompleted": "",
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  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
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"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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},
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
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      "path": "cases/67330f8743c3c2a99e507616/externallmg_1731494538696_1731494535720_image_3.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "6734829179293cc19761a0a0",
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    "path": "cases/67330f8743c3c2a99e507616/
externallmg_1731494541078_1731494535720_image_8.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "6734829179293cc19761a099",
    "name": "externallmg_1731494537845_1731494535720_image_0.jpeg",
    "path": "cases/67330f8743c3c2a99e507616/
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    "status": false,
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    "orientation": "portrait"
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    "status": false,
    "_id": "6734826f79293cc19761a04e",
    "name": "externallmg_1731494510811_1731494498919_image_9.jpeg",
    "path": "cases/67330f8743c3c2a99e507616/
externallmg_1731494510811_1731494498919_image_9.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6734826f79293cc19761a04a",
    "name": "externallmg_1731494508153_1731494498919_image_5.jpeg",
    "path": "cases/67330f8743c3c2a99e507616/
externallmg_1731494508153_1731494498919_image_5.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "6734826f79293cc19761a049",
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    "path": "cases/67330f8743c3c2a99e507616/
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    "orientation": "portrait"
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    "path": "cases/67330f8743c3c2a99e507616/
externallmg_1731494502924_1731494498919_image_1.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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"min": "18143.00",
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},
"builtUpRateRange": {
  "min": "16494.00",
  "max": "21819.00"
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"saleableRateRange": {
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  "max": "0.00"
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"detailsOfValuation": {
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "isEditable": true
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    "status": true,
    "isEditable": true
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"title": "Superfine finish",
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"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
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"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": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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},
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  "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",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "474.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67330f8743c3c2a99e507616",
"ownerName": "Shri. Rawool Dhondi Narayan",
"ownerPhoneNo": "9145287606",
"appAddress": "Flat no 704,Wing-C,Embassy CHS,Pantnagar Ghatkopar East ",
```

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"remark": "9145287606\nDhondi Rahul",
"documents": [
  {
    "documentType": {
      "value": "60ae124caa6d152c1801b302",
      "label": "Provisional Offer Letter"
    },
    "inputs": {
      "documentDate": "28/10/2024",
      "nameOfApprovingAuthority": {
        "value": "Mumbai_Housing_and_Area_Development_Board",
        "label": "Mumbai Housing and Area Development Board"
      }
    },
    "remark": " in the name of Shri. Rawool Dhondi Narayan"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "220820",
  "path": "cases/67330f8743c3c2a99e507616/document_1731399467479_1731399464610_PROVISIONAL_OFFER_LETTER_1730134764606.pdf",
  "fileName": "document_1731399467479_1731399464610_PROVISIONAL_OFFER_LETTER_1730134764606.pdf"
},
  {
    "documentType": {
      "value": "67346facddcb46c198ac50ad",
      "label": "Winner First Intimation Letter of Lottery "
    },
    "inputs": {
      "documentDate": "10/10/2024",
      "remark": "in the name of Shri. Rawool Dhondi Narayan issued by Mumbai Housing And Area Development Board"
    },
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    "displayStatus": true,
    "id": "358481",
    "path": "cases/67330f8743c3c2a99e507616/document_1731399486495_1731399481309_LOI_MB24_02_1729418487243.pdf",
    "fileName": "document_1731399486495_1731399481309_LOI_MB24_02_1729418487243.pdf"
  }
],
"caseNumber": "012305",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
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"id": "742544",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Tue Nov 12 2024 08:19:19 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Shri. Rawool Dhondi Narayan",
"phone": "9145287606",
"ownershipShare": "",
"email": "",
"id": "722831"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "435836",
"name": "Living Room",
"length": "17.00",
"length1": "17",
"length2": "00",
"width": "11.00",
"width1": "11",
"width2": "00",
"totalArea": "187.00",
"images": [],
"extraAreas": [],
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{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Bedroom",
"length": "12.00",
"length1": "12",
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"width": "10.00",
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "120.00"
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "64.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "64.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "28.00"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
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  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "18.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "3.00",
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"width2": "00",
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"finalArea": "12.00"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Allotment Letter",
    "value": "60ae1246aa6d152c1801b2e5"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "44.04",
  "totalAreaDocument": "474",
  "docBuiltpPercentage": "10",
  "docFinalBuiltp": "521.40",
  "docFinalBuiltpSquareMeter": "48.44",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "358129"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "625.00",
    "squareMeterArea": "58.06",
    "expectedRate": "24000.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "687.50",
    "squareMeterArea": "63.87",
    "expectedRate": "21818.18",
    "percentage": "10"
  }
},
]
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"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"property": "Flat",
"area": "625",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "15000000",
"expectedRate": "24000.00",
"builtUpExpectedRate": "21818.18",
"image": "cases/67330f8743c3c2a99e507616/
indicator_1731568758017_Image.png",
"squareMeter": "58.06",
"id": "169711"
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{
  "carpetArea": {
    "area": "392.00",
    "squareMeterArea": "36.42",
    "expectedRate": "21938.78",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "431.20",
    "squareMeterArea": "40.06",
    "expectedRate": "19944.34",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "6735a73dad18723b9c17b691",
  "property": "Flat",
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"area": "392",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"floor": "",
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"expectedPrice": "8600000",
"expectedRate": "21938.78",
"builtUpExpectedRate": "19944.34",
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"squareMeter": "36.42",
"id": "236393"
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"carpetArea": {
"area": "580.00",
"squareMeterArea": "53.88",
"expectedRate": "18983.25",
"percentage": ""
},
"builtUpArea": {
"area": "638.00",
"squareMeterArea": "59.27",
"expectedRate": "17257.50",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "6735a73dad18723b9c17b692",
"property": "Flat",
"area": "580",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "11010284.00",
"expectedRate": "18983.25",
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"builtUpExpectedRate": "17257.50",
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  {
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    "lastName": "Sarmalkar",
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  },
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"fullAddress": "Residential Flat No. 704, 7th Floor, Wing - C, Pantnagar Embassy Co-
Op Hsg. Soc. Ltd., MHADA Housing Scheme Code No. 424-A, Pant Nagar, Near Shivaji
Technical School, Village - Ghatkopar , Taluka - Kurla, District - Mumbai Suburban,
Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Site Supervisor",
"rerald": "",
"siteVisitContactNo": "7738642524",
"buildingServicesRate": "2900",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Allotment Letter",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 474.00",
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"landOtherRate": "16100",
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  "mall": false
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"otherCarpetTotal": "0.00",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	17'00"	11'00"	187.00
Bedroom	12'00"	10'00"	120.00
Kitchen	8'00"	8'00"	64.00
Toilet	4'00"	7'00"	28.00
Toilet	5'00"	5'00"	25.00
Passage	3'00"	6'00"	18.00
Passage	4'00"	3'00"	12.00
Other Composition :			