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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Sayali",
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    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
  },
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  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "initial": "SBI",
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  "status": true
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  "name": "RACPC Kalyan",
  "email": "cord.racpckalyan@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan
Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103 \n\n",
  "ledgerName": "",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
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  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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        "label": "Registered Valuer"
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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    "label": true
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    "key": "country",
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  "value": "Thane",
  "label": true
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  "value": "",
  "label": false
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
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  "label": true
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  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "key": "GUTNo",
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  "value": "",
  "label": false
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    "label": "Proposed Vitrified tiles flooring"
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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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    "label": "Proposed Cement Plastering"
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"label": "Town Planner, Thane"
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"whetherCoveredUnderAnyState": {
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"west": "Internal Road",
"south": "Yashwantrao Residence Housing Society",
"east": "Internal Road"
},
"asPerDocumentAgreement": {
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"west": "Property of adjacent Survey Number",
"south": "Plot No. 1, 2 & 3 of Layout",
"east": "9 Mtr. Wide Road of Layout"
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"unitBoundaries": {
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"east": "Marginal Space",
"south": "Flat No. 208",
"west": "Flat No. 202"
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"asPerDocument": {
"north": "Staircase",
"east": "Marginal Space",
"south": "Flat No. 208",
"west": "Flat No. 202 / Passage"
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"buses": {
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    "auto": {
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    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. BS / RK / BP / Vasind / Shahapur / SSThane / 4037 Dated 25.03.2023 issued by Directorate of Town Planning and Pricing- State Maharashtra, Thane (As Download from RERA Site).",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "Building is under construction",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "36300",
  "landRate": "4190",
  "igrImage": "cases/67388d27e077c54e53242403/igr_1731998644562_Image.png",
  "squareMeterGuideLineRate": "36300.00",
  "squareFeetGuideLineRate": "3372.00"
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"igrFinalRate": {
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"squareFeetGuideLineRate": "3372.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per Local norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed RCC SLab"
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonry"
  }
}
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"waterTank": {
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  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"carParking": "Proposed Open Parking",
"constructionWorkStatus": {
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  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
},
"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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"buildingSpecification": {
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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": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenancelssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
}
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"yearOfConstructionAsPer": {
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"isSiteVisitAllowed": true,
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"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "9"
},
"finalPlinthArea": {
  "area": "442.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67388d27e077c54e53242403/
routeMap_1731999886145_Image.png",
    "routeLat": "19.406000",
    "routeLng": "73.269472",
    "stationName": "Vasind",
    "routeDistance": "500M",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
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  "finallatLng": false
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    "name": "5gg5kg",
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  }
],
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "electricityDepositsQty": "0",
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  "extraCollapsibleGatesQty": "0",
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  "number": "2309127",
  "dayCount": "14",
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"rateVerify": {
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"underConstruction": {
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "9",
    "percentage": "40",
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"floorsCompleted": "9",
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  "isHideFloor": false,
  "status": true
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"externalPlastering": {
  "label": "External Plastering",
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  "status": true
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  "floorsCompleted": "",
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  "status": true
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  "label": "Window",
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  "percentage": "0.00",
  "isHideFloor": false,
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "9",
  "percentage": "10.00",
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  "status": true
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"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": true
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
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  "status": true
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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"selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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      "orientation": "landscape"
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      "orientation": "portrait"
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    "orientation": "landscape"
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  {
    "status": false,
    "_id": "673c2271d1078a4ea7f711c9",
    "name":
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    "path": "cases/67388d27e077c54e53242403/
externallmg_1731994225634_WhatsApp_Image_20241119_at_105257_AM_1.jpeg",
    "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "max": "7693.00"
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  "builtUpRateRange": {
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    "max": "6411.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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    "estimatedValue": "0.00",
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    "isEditable": false
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},
"wardrobes": {
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "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": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
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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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"finalValuationArea": "402.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67388d27e077c54e53242403",
"ownerName": "Mr. Dharmendra Prakash Jadhav & Mrs. Radha Dharmendra Jadhav",
"ownerPhoneNo": "9136269336",
"fullAddress": "Residential Flat No. 207, 2nd Floor, Morya Heights, Swami
Vivekananda Nagar, Near Vasind Railway Station, Plot No. 1, 2 & 3, Station Road,
Village - Vasind, Taluka - Shahapur, District - Thane, PIN Code - 421 601, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "25/10/2024",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Morya Developers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Dharmendra Prakash Jadhav & Mrs. Radha Dharmendra Jadhav"
    }
  }
],
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  "label": "No"
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "23/10/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700053294"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "959741",
  "path": "cases/67388d27e077c54e53242403/
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  "fileName": "document_1731759389907_RERA_0001.pdf"
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  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "25/03/2023",
    "remark": " issued by Directorate of Town Planning and Pricing- State
Maharashtra, Thane (As Download from RERA Site)",
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    "number": {
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  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "948707",
  "path": "cases/67388d27e077c54e53242403/
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  "fileName":
"document_1732002034675_document_1701254425390_1701066723495_plan.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "06/07/2023",
    "remark": "issued by District Collector Office, Thane (As Download from RERA
Site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " Revenue / K-1 / T- 11 / BP / Vasind / Shahapur / SR - 10 / 2023"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1732007346747_Commencement_Certificate.pdf",
  "path": "cases/67388d27e077c54e53242403/
document_1732007346747_Commencement_Certificate.pdf",
  "id": "497864",
  "uploadedBy": "627222afafd7d55eddedd82",
  "createdAt": "Tue Nov 19 2024 09:09:06 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
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  "label": "Retail"
},
"caseNumber": "012432",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Sat Nov 16 2024 12:16:39 GMT+0000 (Coordinated Universal Time)"
},
"owners": [
  {
    "name": "Mr. Dharmendra Prakash Jadhav & Mrs. Radha Dharmendra Jadhav",
    "phone": "9136269336",
    "ownershipShare": "",
    "email": "",
    "id": "654733"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "label": "Square Feet"
    },
    "id": "555535",
    "name": "Living Room",
    "length": "14.00",
    "length1": "14",
    "length2": "00",
    "width": "9.00",
    "width1": "9",
    "width2": "00",
    "totalArea": "126.00",
    "images": [],
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    "finalArea": "126.00"
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  {
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "1",
    "name": "Bedroom",
    "length": "15.00",
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"length2": "00",
"width": "7.00",
"width1": "7",
"width2": "00",
"totalArea": "105.00",
"images": [],
"extraAreas": [],
"finalArea": "105.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
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  "width1": "8",
  "width2": "00",
  "totalArea": "56.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "56.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
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  "totalArea": "21.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.00"
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  "label": "Square Feet"
},
"id": "8",
"name": "Toilet",
"length": "3.00",
"length1": "3",
"length2": "0",
"width": "7.00",
"width1": "7",
"width2": "0",
"totalArea": "21.00",
"images": [],
"finalArea": "21.00",
"extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "8",
  "name": "Passage",
  "length": "5.00",
  "length1": "5",
  "length2": "0",
  "width": "5.00",
  "width1": "5",
  "width2": "0",
  "totalArea": "25.00",
  "images": [],
  "finalArea": "25.00",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Balcony",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "7.00",
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"width1": "7",
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"totalArea": "35.00",
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"extraAreas": [],
"finalArea": "35.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Balcony",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "squareMeterArea": "37.35",
    "totalAreaDocument": "402",
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    "docFinalBUILTUp": "442.20",
    "docFinalBUILTUpSquareMeter": "41.08",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
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"docFinalSaleableSquareMeter": "0.00",
"id": "917442"
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],
"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "325",
"squareMeterArea": "30.19",
"expectedRate": "7692.31",
"percentage": ""
},
"builtUpArea": {
"area": "390.00",
"squareMeterArea": "36.23",
"expectedRate": "6410.26",
"percentage": ""
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Residential Flat",
"area": "390",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "2500000",
"expectedRate": "7692.31",
"builtUpExpectedRate": "2500000",
"image": "cases/67388d27e077c54e53242403/
indicator_1731998484268_Image.png",
"squareMeter": "36.23",
"id": "660147"
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{
"carpetArea": {
"area": "402.00",
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"squareMeterArea": "37.35",
"expectedRate": "6907.96",
"percentage": ""
},
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  "squareMeterArea": "44.82",
  "expectedRate": "5756.63",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
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"property": " Residential Flat",
"area": "402",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "2777000",
"expectedRate": "6907.96",
"builtUpExpectedRate": "5756.63",
"image": "cases/67388d27e077c54e53242403/
indicator_1731998541184_Image.png",
"squareMeter": "37.35",
"id": "389255"
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  "carpetArea": {
    "area": "402.00",
    "squareMeterArea": "37.35",
    "expectedRate": "6940.30",
    "percentage": ""
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  "builtUpArea": {
    "area": "482.40",
    "squareMeterArea": "44.82",
    "expectedRate": "5783.58",
    "percentage": "20"
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},
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  "expectedRate": "0.00",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "2790000",
"expectedRate": "6940.30",
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    "filename": "1731998691170_SBI__Mrs_Kalpana_Shantanu_Kokane.pdf",
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"email": "",
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"finalCarpetArea": "407.00",
"finalSalableArea": "492.47",
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"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 354.00\nBalcony Area in Sq. Ft.
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"reportGeneratedDate": "Tue Nov 19 2024 06:47:21 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-11-19"
}

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Name	Length	Width	Total
Composition :			
Living Room	14'00"	9'00"	126.00
Bedroom	15'00"	7'00"	105.00
Kitchen	7'00"	8'00"	56.00
Toilet	3'00"	7'00"	21.00
Toilet	3'0"	7'0"	21.00
Passage	5'0"	5'0"	25.00
Balcony	5'00"	7'00"	35.00
Balcony	3'00"	6'00"	18.00
Other Composition :			