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{
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Dheerendra",
    "type": "CREDITOFFICER",
    "_id": "662781af7f34894a8aa37859",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "9140957299",
    "email": "dheerendra.singh@gmail.com"
  },
  "fees": {
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    "expectedFees": null,
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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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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"staff": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdcf2",
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"rateVerifier": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60eeaeddf3dd69653a581316\
\profilePhoto_1626255068979_Shyma_Photo.jpg"
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"maker": {
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  "role": "FRONTDESK",
  "firstName": "Bhavika",
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"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
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  "designation": "",
  "mobileNo": "9765074720",
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    "firstName": "Manoj",
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    "lastName": "Chalikwar",
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  }
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        "label": "Chartered Engineer"
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  "fatherName": "Baburao"
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  "value": "BANK"
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  "visitedDate": [
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"marketAnalysisAndRemark": {
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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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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "label": false
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "key": "hissaNo",
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  "label": true
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  "key": "blockNo",
  "value": "",
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "status": false,
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  "value": "421201",
  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "Dombivali (East)",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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  "windows": {
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"general": {
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  "populationGroupList": {
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    "label": "Semi Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mumbai Metropolitan Region Development Authority"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Internal Road & Open Plot",
    "south": "Cluster - IV",
    "east": "Internal Road"
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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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  },
}
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"isDisplay": false,
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},
"whichTheLocalityIsServed": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per site agreement sale plan, the composition of flat is 2
Bedrooms + Living Room + Kitchen + 2 Toilets (i.e 2 BHK + 2 Toilets)",
"dateOfIssusApprovePlan": "Copy of Building approved plan were not provided & not
verified",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At the time of visit internal inspection was not allowed hence our report is
based on external site visit only.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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"rate": "63900",
"landRate": "9600",
"igrImage": "cases/673efdfed1078a4ea7f7f0b1/igr_1732189967418_Image.png",
"squareMeterGuideLineRate": "73485.00",
"squareFeetGuideLineRate": "6827.00"
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"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "73485.00",
  "squareFeetGuideLineRate": "6827.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Middle Class"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "monthlyRent": "Rs. 16,500/- Expected rental income per month.",
  "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 MMRDA norms",
  "tenantName": "",
  "maintenanceOfFlat": "External Visit Only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"roof": {
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  "label": "R. C. C. Slab"
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  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "One Car Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
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},
"materialUsedList": {
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "25",
"flatFloorNo": "22",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
"area": "597.30",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/673efdfed1078a4ea7f7f0b1/
routeMap_1732186240100_Image.png",
"routeLat": "19.179390",
"routeLng": "73.074446",
"stationName": "Dombivali",
"routeDistance": "6.3 Km.",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
}
},
"finalLatLng": {
"coordinates": [
0,
0
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    "type": "Point"
  },
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      "name": "faijg",
      "image": "cases/673efdfed1078a4ea7f7f0b1/
routeMap_1732186176446_Image.png"
    }
  ]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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"totalpotentialValueRate": "0",
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"distressValuePercentage": "80",
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  "number": "2309144",
  "dayCount": "15",
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  "generatedBy": "60eeaeddf3dd69653a581316"
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"rateVerify": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
  },
  "internalBrickWork": {
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"floorsCompleted": "",
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},
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Internal Plastering",
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"externalPlastering": {
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Electrification, Plumbing, Sanitary Installation",
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "status": false
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  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
    },
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      "_id": "673f022fd1078a4ea7f7f81d",
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llmg_r_1732003052784_1732003045600_image_5.jpg",
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "13320.00"
  },
  "builtUpRateRange": {
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    "max": "12109.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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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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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "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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  "title": "Extra collapsible gates / grill works etc",
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"quantity": "0.00",
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"status": true,
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"totalValues": {
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"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"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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"createCase": "false",
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"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerName": "Ms. Payal Gopal Malhotra & Mr. Alok Kumar Rajesh Kumar Tiwari",
"ownerPhoneNo": "9769644953",
"appAddress": "Flat no. 2206, 22nd Floor, My City Phase 2, Cluster 5, Tower 2,
Usarghar Kalyan Dombivali ",
"remark": "",
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Owner",
        "label": "Owner"
      },
      "Owner": "Horizon Projects Private Limited",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Ms. Payal Gopal Malhotra & Mr. Alok Kumar Rajesh Kumar Tiwari",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "17053/2021"
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  },
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      "label": "Occupancy Certificate"
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    "inputs": {
      "documentDate": "14/10/2024",
      "nameOfApprovingAuthority": {
        "value": "Mumbai_Metropolitan_Region_Development_Authority",
        "label": "Mumbai Metropolitan Region Development Authority"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / OC -
Cluster 05 /1 152 / 2024"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "609444",
    "path": "cases/673efdfed1078a4ea7f7f0b1/
document_1732181496098_1732181493203_OCCUPATION_CERTIFICATE.pdf",
    "fileName":
"document_1732181496098_1732181493203_OCCUPATION_CERTIFICATE.pdf"
  },
  {
    "documentType": {
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      "label": "Commencement Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Mumbai_Metropolitan_Region_Development_Authority",
        "label": "Mumbai Metropolitan Region Development Authority"
      }
    },
  },
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"number": {
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  "label": "No"
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"No": "SROT / 27 VILLAGES / 2401 / BP / USARGHAR 03 / VOL - II / 1473 / 2017 "
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"uploadedBy": "62691c48afd7d55eddecfda3",
"createdAt": "Thu Nov 21 2024 10:24:05 GMT+0000 (Coordinated Universal Time)"
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700019085"
},
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"displayStatus": false,
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"id": "656060",
"uploadedBy": "62691c48afd7d55eddecfda3",
"createdAt": "Thu Nov 21 2024 10:24:54 GMT+0000 (Coordinated Universal Time)"
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"caseNumber": "012485",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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"id": "561085",
"title": "Create Lead",
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"datetime": "Thu Nov 21 2024 09:31:42 GMT+0000 (Coordinated Universal Time)"
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],
"owners": [
{
"name": "Ms. Payal Gopal Malhotra & Mr. Alokumar Rajeshkumar Tiwari",
"phone": "9769644953",
"ownershipShare": "",
"email": "",
"id": "920099"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "292439",
"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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"images": [],
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"expectedRate": "11289.96",
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"squareMeterArea": "58.25",
"expectedRate": "10263.60",
"percentage": "10"
},
"saleableArea": {
"area": "",
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"expectedRate": "0.00",
"percentage": ""
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"area": "570",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "6435280.00",
"expectedRate": "11289.96",
"builtUpExpectedRate": "10263.60",
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"id": "619362"
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"carpetArea": {
"area": "570.00",
"squareMeterArea": "52.95",
"expectedRate": "11056.11",
"percentage": ""
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"builtUpArea": {
"area": "627.00",
"squareMeterArea": "58.25",
"expectedRate": "10051.01",
"percentage": "10"
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  "expectedRate": "0.00",
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"area": "570",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "6301984.00",
"expectedRate": "11056.11",
"builtUpExpectedRate": "10051.01",
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"id": "747932"
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    "squareMeterArea": "53.51",
    "expectedRate": "12673.61",
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  "builtUpArea": {
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    "squareMeterArea": "58.86",
    "expectedRate": "11521.46",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
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  "property": "Residential Flat",
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"expectedPrice": "7300000.00",
"expectedRate": "12673.61",
"builtUpExpectedRate": "11521.46",
"image": "cases/673efdfed1078a4ea7f7f0b1/indicator_1732189902793_Image.png",
"squareMeter": "53.51",
"id": "969099"
},
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    "squareMeterArea": "47.43",
    "expectedRate": "13319.49",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "52.17",
    "expectedRate": "12108.69",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "6800000",
  "expectedRate": "13319.49",
  "builtUpExpectedRate": "12108.69",
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    "image": "cases/673efdfed1078a4ea7f7f0b1/indicator_1732189916305_Image.png",
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    "id": "713487"
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"externallimages": [
  {
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    "status": false,
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    "path": "cases/673efdfed1078a4ea7f7f0b1/externallmg_1732182572115_externallmg_1732003049902_1732003045600_image_1.png",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "673f022fd1078a4ea7f7f814",
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    "path": "cases/673efdfed1078a4ea7f7f0b1/externallmg_r_1732182570355_externallmg_r_1732003050096_1732003045600_image_2.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "673f022fd1078a4ea7f7f815",
    "name": "externallmg_r_1732182570105_externallmg_r_1732003033037_1732003031525_image_0.jpg",
    "path": "cases/673efdfed1078a4ea7f7f0b1/externallmg_r_1732182570105_externallmg_r_1732003033037_1732003031525_image_0.jpg",
    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "673f022fd1078a4ea7f7f816",
    "name": "externallmg_r_1732182570392_externallmg_r_1732003051022_1732003045600_image_3.jpg",
    "path": "cases/673efdfed1078a4ea7f7f0b1/externallmg_r_1732182570392_externallmg_r_1732003051022_1732003045600_image_3.jpg",
    "orientation": "portrait"
  },
]
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  "status": false,
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  "path": "cases/673efdfed1078a4ea7f7f0b1/externallmg_r_1732182570824_externallmg_r_1732003052026_1732003045600_image_4.jpg",
  "orientation": "portrait"
},
{
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