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{
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  "toAssess": {
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    },
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    "type": "CREDITOFFICER",
    "_id": "659e42a602c44c777bae2d31",
    "lastName": "Dmam",
    "mobileNo": "",
    "workMobileNo": "9619597240",
    "email": "4sbi.14677@sbi.co.in"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "name": "State Bank of India",
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  "type": "BRANCH",
  "name": "HLC CBD Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
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  "address": "Home Loan Centre, Belapur , Tower No 4, 5th floor , CBD Belapur
Railway station Complex , CBD Belapur - 400614",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
  "sendStructuralCertificate": "0"
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  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
},
"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
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  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
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  "workWithDocumentMaker": ""
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  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
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"lastName": "Jadhav",
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"type": "EMPLOYEE",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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    "label": true
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  "label": false
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  "label": false
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  "label": true
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  "key": "newSurveyNumber",
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  "label": false
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  "key": "policeStation",
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  "value": "",
  "label": false
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"flatSpecifications": {
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
  },
  "windows": {
    "value": "Proposed_Powder_coated_aluminium_sliding_windows",
    "label": "Proposed Powder coated aluminium sliding windows"
  },
  "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": "Proposed Cement Plastering"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Panvel Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "'A' Wing of Regents Park & Mumbra - Panvel Highway",
    "south": "Open Land",
    "east": "Open Land"
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  "asPerDocumentAgreement": {
    "north": "Survey No. 15 (As per RERA)",
    "west": "Survey No. 14 & 13 & 45 Mtrs. Wide NH4 Road (As per RERA)",
    "south": "Survey No. 16 (As per RERA)",
    "east": "Survey No. 15 (As per RERA)"
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  "unitBoundaries": {
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      "east": "Building Under Construction",
      "south": "Building Under Construction",
      "west": "Building Under Construction"
    },
    "asPerDocument": {
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      "east": "Flat No. 2405",
      "south": "Marginal Space",
      "west": "Flat NO. 2403"
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  },
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"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of proposed residential flat is Living Room + Kitchen + 1 Bedrooms + 2 Toilets (i.e. 1 BHK with 2 toilets).",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. PMC/NRV/16026/ Outward No. 387/2024 dated 16.02.2024 issued by Panvel Municipal Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "As building is under construction internal visit not allowed at site, The details about the property has been provided by Sales Person – Mr. Rajesh Jha (Contact No. 7718912512)",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "squareMeterGuideLineRate": "66700.00",
  "squareFeetGuideLineRate": "6197.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "58000.00",
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  "squareFeetGuideLineRate": "6197.00"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "N.A.",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per PMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Covered Parking Space",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
    "value": "Proposed_Plain_Looking",
    "label": "Proposed Plain Looking"
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  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2027",
    "fullDate": "1/1/2027"
  },
  "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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  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"value": "Good",
"label": "Good"
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"materialUsedList": {
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"label": "Proposed Standard"
},
"structuralSafety": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
"value": "Proposed_Connected_to_Municipal_Sewerage_System_",
"label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
"value": "UnderConstruction",
"label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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"label": "Building Under Construction"
},
"maintenanceIssues": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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  "value": "Proposed_Stilt",
  "label": "Proposed Stilt"
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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": "3",
"noOfAmenityFloors": "1",
"noOfFloors": "34",
"flatFloorNo": "24",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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    "routeLat": "19.091651",
    "routeLng": "73.078564",
    "stationName": "Taloja Panchnand",
    "routeDistance": "2.3 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
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"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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  {
    "id": "cgkzm",
    "name": "cgkzm",
    "image": "cases/67403185e077c54e5326f143/
routeMap_1732531671242_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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"outward": {
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  "number": "2309191",
  "dayCount": "11",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "40",
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    "isHideFloor": false,
    "status": true
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"internalBrickWork": {
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  "status": true
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  "status": true
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"externalPlastering": {
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  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
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"externalPainting": {
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  "status": true
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  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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  "status": true
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"workCompleted": {
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"label": "Work Completed (%)",
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},
"reportImages": {
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"orientation": "portrait"
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lmg_r_1731916383576_IMG20241118113537.jpg",
"path": "cases/67403185e077c54e5326f143/externallmg_r_1732531207037_exter
nallmg_r_1732527585734_externallmg_r_1731916383576_IMG20241118113537.jpg",
"orientation": "portrait"
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"status": false,
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    "path": "cases/67403185e077c54e5326f143/externallmg_r_1732531207047_exter
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    "orientation": "portrait"
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"compositionImages": []
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"indicatorRange": {
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  "builtUpRateRange": {
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    "max": "13904.00"
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  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "isEditable": false
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    "status": true,
    "isEditable": true
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  "showcases": {
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"quantity": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
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  "status": true,
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
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"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67403185e077c54e5326f143",
"ownerName": "Mr. Gyansing Gangaram Pawara",
"ownerPhoneNo": "9158699646",
"appAddress": "flat no 2404 .24 th floor Bldg B wing Gegents park Kharghar village
Rohinjan ",
"remark": "SSL Sagar D \nSSL priyanka D ",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Metro Satyam Developers",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Gyansing Gangaram Pawara & Mrs. Nirma Gyansing Pawara ",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "18156/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "149244",
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"fileName": "document_1732260217378_1732260216486_GYSNSING_PAWARA___
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  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "20/08/2024",
    "number": {
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      "label": "No"
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    "No": " P52000031227"
  },
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{
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    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Panvel Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " PMC/TP/Rohinjan/13/1 & Others/21-24/16026/387/2024"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "826868",
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ncement_Certificates___NA_Order_for_plotted_development.pdf",
  "fileName": "document_1732533714057_2_Commencement_Certificates___NA_Or
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der_for_plotted_development.pdf"
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      "label": "No"
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  "fileName": "document_1732533761719_Approved_Plan.pdf"
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"caseNumber": "012513",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 22 2024 07:23:49 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Gyansing Gangaram Pawara",
    "phone": "9158699646",
    "ownershipShare": "",
    "email": "",
    "id": "939255"
  },
  {
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"name": "Mrs. Nirma Gyansing Pawara",
"phone": "",
"email": "",
"ownershipShare": "",
"id": "148146"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "602501",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "409",
  "squareMeterArea": "38",
  "docFinalBuiltUp": "449.9",
  "docFinalBuiltUpSquareMeter": "41.8",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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],
"images": [],
"indicatorArr": [
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    "squareMeterArea": "57.14",
    "expectedRate": "14308.94",
    "percentage": ""
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  "builtUpArea": {
    "area": "676.50",
    "squareMeterArea": "62.85",
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    "expectedRate": "13008.13",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67445098e34a0461d8c0f737",
  "property": "Residential Flat ",
  "area": "615",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "8800000",
  "expectedRate": "14308.94",
  "builtUpExpectedRate": "13008.13",
  "image": "cases/67403185e077c54e5326f143/
indicator_1732530082508_Image.png",
  "squareMeter": "57.14",
  "id": "453927"
},
{
  "carpetArea": {
    "area": "425.00",
    "squareMeterArea": "39.48",
    "expectedRate": "15294.12",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "467.50",
    "squareMeterArea": "43.43",
    "expectedRate": "13903.74",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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}
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"printlnReport": true,
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"property": "Residential Flat",
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"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "6500000",
"expectedRate": "15294.12",
"builtUpExpectedRate": "13903.74",
"image": "cases/67403185e077c54e5326f143/
indicator_1732530125869_Image.png",
"squareMeter": "39.48",
"id": "956758"
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{
  "carpetArea": {
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    "squareMeterArea": "59.55",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "65.51",
    "expectedRate": "11991.71",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": " Residential Flat",
  "area": "641",
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  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
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"source": "Index_no.2",
"expectedPrice": "8455357",
"expectedRate": "13190.88",
"builtUpExpectedRate": "11991.71",
"image": "cases/67403185e077c54e5326f143/
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"squareMeter": "59.55",
"id": "684616"
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"carpetArea": {
"area": "640.00",
"squareMeterArea": "59.46",
"expectedRate": "12187.50",
"percentage": ""
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"builtUpArea": {
"area": "704.00",
"squareMeterArea": "65.40",
"expectedRate": "11079.55",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
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"property": " Residential Flat",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "7800000",
"expectedRate": "12187.50",
"builtUpExpectedRate": "11079.55",
"image": "cases/67403185e077c54e5326f143/
indicator_1732530210076_Image.png",
"squareMeter": "59.46",
"id": "915586"
}
}
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  },
  {
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    "name": "externallmg_1732527586709_externallmg_1731916384235_Screenshot_2024111810504113_3d9111e2d3171bf4882369f490c087b4.jpg",
    "path": "cases/67403185e077c54e5326f143/externallmg_1732527586709_externallmg_1731916384235_Screenshot_2024111810504113_3d9111e2d3171bf4882369f490c087b4.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "674445e4d1078a4ea7f9c4ef",
    "name": "externallmg_r_1732527586486_externallmg_r_1731916385331_IMG20240815170018.jpg",
    "path": "cases/67403185e077c54e5326f143/externallmg_r_1732527586486_externallmg_r_1731916385331_IMG20240815170018.jpg",
    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "674445e4d1078a4ea7f9c4f2",
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    "path": "cases/67403185e077c54e5326f143/externallmg_r_1732527586625_externallmg_r_1731916385542_IMG20240815170100.jpg",
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  {
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    "status": false,
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    "path": "cases/67403185e077c54e5326f143/externallmg_1732531194299_externallmg_1732527586733_externallmg_1731916384952_IMG_20241118_15117.jpg",
    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "674453fae34a0461d8c0fc5b",
    "name": "externallmg_1732531194304_externallmg_1732527586879_externallmg_1731916385224_IMG_20241118_15463.jpg",
    "path": "cases/67403185e077c54e5326f143/externallmg_1732531194304_externallmg_1732527586879_externallmg_1731916385224_IMG_20241118_15463.jpg",
    "orientation": "landscape"
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Other Composition :			