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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "creditOfficer": {
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    "firstName": "Ravindra Sir",
    "type": "CREDITOFFICER",
    "_id": "635f732fe363ef22db2f1c80",
    "lastName": "sir",
    "mobileNo": "",
    "email": "1sbi.14677@sbi.co.in",
    "workMobileNo": "7738642220"
  },
  "fees": {
    "type": "fixed",
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "initial": "SBI",
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  "name": "HLC CBD Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
  "alternateMobileNo": "",
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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"
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  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "shortName": "Vaibhav",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "designation": "",
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"email": "manoj@vastukala.org",
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  "label": true
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  "label": false
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  "key": "SRO",
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  "key": "suburb",
  "value": "",
  "label": false
}
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    "label": "R.C.C. slab"
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    "label": "Vitrified tile flooring"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Navi Mumbai Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Swaraj Daffodils CHSL",
    "south": "Priyadarshini CHSL",
    "east": "Vibgyor School Road"
  },
  "asPerDocumentAgreement": {
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    "west": "15 mt. Wide Road",
    "south": "Plot No. 99",
    "east": "Plot No. 96"
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  "unitBoundaries": {
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      "east": "Flat No. 401 & 402",
      "south": "Lift",
      "west": "Flat No. 403"
    },
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    "title": "Taxies"
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    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "+ Balcony & Dry Balcony Area",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Carpet area 396.49 Sq. Ft. (Including
Balcony Area of 54.16 Sq. Ft. & Dry Balcony Area 7.89 Sq. Ft.) is more than Carpet
area 349.00 Sq. Ft. mentioned in the agreement provided to us. We have considered
area mentioned in the documents.",
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"salvageValue": "10",
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  "squareMeterGuideLineRate": "119100.00",
  "squareFeetGuideLineRate": "11065.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "89",
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  "squareFeetGuideLineRate": "10402.00",
  "squareMeterGuideLineRate": "111961.00"
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"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
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  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
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  "tenantName": "",
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"marketability": {
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"label": "Good"
},
"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2013",
    "fullDate": "1/1/2013"
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  "planningArea": {
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    "label": "Residential"
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    "value": "R.C.C._Framed_Structure"
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  "typeOfFoundation": {
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"label": "Information Not Available"
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
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"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": "0",
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},
"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "49",
"ageOfBuilding": "11",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "13",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "418.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1732704684808_Image.png",
    "routeLat": "19.144353",
    "routeLng": "72.998103",
    "stationName": "Rabale",
    "routeDistance": "1.4 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "finallatLng": false
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    "id": "450jot",
    "name": "450jot",
    "image": "cases/674556b1e077c54e5328de78/
routeMap_1732704494983_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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"outward": {
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    "status": true
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    "isHideFloor": false,
    "status": false
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    "status": false
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  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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    "status": true
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      "orientation": "portrait"
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      "path": "cases/674556b1e077c54e5328de78/
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      "orientation": "landscape"
    }
  ],
  "externalPhotos": [
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      "path": "cases/674556b1e077c54e5328de78/
externallmg_1732704273407_WhatsApp_Image_20241127_at_40837_PM_1.jpeg",
      "orientation": "portrait"
    }
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    "status": false,
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    "orientation": "portrait"
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"compositionImages": [
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/674556b1e077c54e5328de78/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/674556b1e077c54e5328de78/
externallmg_1732704299008_WhatsApp_Image_20241127_at_40841_PM_1.jpeg",
    "orientation": "landscape"
  }
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "20152.00"
  },
  "builtUpRateRange": {
    "min": "15708.00",
    "max": "16793.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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  }
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "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",
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  "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,
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"COMPLETED": false
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "349.00",
"empanelmentNo": [
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "674556b1e077c54e5328de78",
"ownerName": "Mr. Nilesh Murlidhar Patil",
"ownerPhoneNo": "9850096672",
"appAddress": "flat no 404 .4 th floor Bldg Newa Heights chs Ltd plot no 98 sector no
8A Airoli \n",
"remark": "SSL Himanshu sir ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "11/03/2011",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Ishaadit Enterprises",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Nilesh Murlidhar Patil & Mrs. Priyanka Nilesh Patil",
      "number": {
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    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": "1017/2011"
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document_1732602370007_Nilesh__Patil_sbi_Hlc_Belapur.pdf",
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},
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  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " NMMC/TPO/BP/Case No. A-10578/4635/09"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/674556b1e077c54e5328de78/document_1732707283030_CC.pdf",
"fileName": "document_1732707283030_CC.pdf"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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      "label": "Navi Mumbai Municipal Corporation."
    }
  },
}
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      "label": "No"
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  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/674556b1e077c54e5328de78/
document_1732707367951_129682.pdf",
  "fileName": "document_1732707367951_129682.pdf"
}
],
"caseNumber": "012586",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "452863",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 26 2024 05:03:45 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Nilesh Murlidhar Patil",
    "phone": "9850096672",
    "ownershipShare": "",
    "email": "",
    "id": "924763"
  },
  {
    "name": "Mrs. Priyanka Nilesh Patil",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "691672"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    }
  }
]
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},
"providedBy": {
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  "value": "Owner"
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"_id": "67459a14e34a0461d8c1a495",
"area": "396",
"providedByName": "Nilesh Murlidhar Patil And Priyanka Nilesh Patil",
"providedByContactNo": "9850096672"
}
],
"composition": [
{
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    "label": "Square Feet",
    "value": "Square_Feet"
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  "id": "6",
  "name": "Living Room",
  "length": "8.92",
  "length1": "8",
  "length2": "11",
  "width": "14.50",
  "width1": "14",
  "width2": "6",
  "totalArea": "129.29",
  "images": [],
  "finalArea": "129.29",
  "extraAreas": []
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    "value": "Square_Feet"
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  "name": "Passage",
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  "length2": "11",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
  "totalArea": "17.26",
  "images": [],
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"finalArea": "17.26"
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    "value": "Square_Feet"
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  "id": "3",
  "name": "Toilet",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "6.58",
  "width1": "6",
  "width2": "7",
  "totalArea": "25.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.78"
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  "measurementType": {
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    "value": "Square_Feet"
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  "id": "4",
  "name": "Kitchen",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "5.92",
  "width1": "5",
  "width2": "11",
  "totalArea": "42.90",
  "images": [],
  "extraAreas": [],
  "finalArea": "42.90"
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  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.92",
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"width2": "11",
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"extraAreas": [],
"finalArea": "97.34"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "5.58",
  "width1": "5",
  "width2": "7",
  "totalArea": "21.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.87"
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],
"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Balcony Area",
      "value": "Balcony_Area"
    },
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "0",
    "length": "8.67",
    "length1": "8",
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"length2": "8",
"width": "2.33",
"width1": "2",
"width2": "4",
"totalArea": "20.22",
"images": [],
"extraAreas": [],
"finalArea": "20.22",
"percentageBeforeTotal": "20.22",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "1",
  "length": "4.33",
  "length1": "4",
  "length2": "4",
  "width": "7.83",
  "width1": "7",
  "width2": "10",
  "totalArea": "33.94",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.94",
  "percentageBeforeTotal": "33.94",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  }
}
```

```
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      "value": "Square_Feet"
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    "length1": "5",
    "length2": "11",
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    "width1": "1",
    "width2": "4",
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    "images": [],
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    "finalArea": "7.89",
    "percentageBeforeTotal": "7.89",
    "percentage": "100"
  }
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "168291",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "349",
    "squareMeterArea": "32.42",
    "docFinalBuiltUp": "418.8",
    "docFinalBuiltUpSquareMeter": "38.904",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
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"carpetArea": {
  "area": "400.00",
  "squareMeterArea": "37.16",
  "expectedRate": "22500.00",
  "percentage": ""
},
"builtUpArea": {
  "area": "480.00",
  "squareMeterArea": "44.59",
  "expectedRate": "18750.00",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": false,
"_id": "6746f485520246c6c0629018",
"property": "Flat",
"area": "400",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "9000000",
"expectedRate": "22500.00",
"builtUpExpectedRate": "18750.00",
"image": "cases/674556b1e077c54e5328de78/
indicator_1732701709998_Image.png",
"squareMeter": "37.16",
"id": "178379"
},
{
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    "squareMeterArea": "46.82",
    "expectedRate": "18849.21",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "604.80",
    "squareMeterArea": "56.19",
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    "percentage": "20"
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    "expectedRate": "0.00",
    "percentage": ""
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  "floor": "",
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  "expectedPrice": "9500000",
  "expectedRate": "18849.21",
  "builtUpExpectedRate": "15707.67",
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  "id": "717965"
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  "builtUpArea": {
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    "squareMeterArea": "30.66",
    "expectedRate": "16363.64",
    "percentage": "20"
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"builtUpArea": {
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```



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      "lastName": "Surve",
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"contactPersonName": "Mr. Nilesh Murlidhar Patil ",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"rerald": "",
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
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"otherCarpetTotal": "62.05",
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"buildingServicesRate": "2600",
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"finalBuiltUpPercentage": "20",
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Name	Length	Width	Total
Composition :			

Living Room	8'11"	14'6"	129.29
Passage	5'11"	2'11"	17.26
Toilet	3'11"	6'7"	25.78
Kitchen	7'3"	5'11"	42.90
Bedroom	10'11"	8'11"	97.34
Toilet	3'11"	5'7"	21.87
Other Composition :			
Balcony Area	8'8"	2'4"	20.22
Balcony Area	4'4"	7'10"	33.94
Dry Balcony Area	5'11"	1'4"	7.89