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{
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    "RVDSValues": true,
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  "toAssess": {
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    "firstName": "Sayali",
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    "_id": "64bb68afa87c525d5c04ab9d",
    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
  },
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "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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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "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": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"staff": {
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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"siteEngineer": {
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  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "label": "BANK"
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  "value": "",
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    "label": "Teak Wood Door frame with Solid flush door"
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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    "label": "Town Planner, Thane"
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    "label": "No"
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    "west": "Open Plot",
    "south": "Old Agra Road",
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    "west": "Lobby"
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  "asPerDocument": {
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    "east": "Marginal Space",
    "south": "Flat No. 507",
    "west": "Lobby"
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  "title": "Boundaries of The Flat"
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  "buses": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.BS / REKHAKAN / BP / Vasind / Shahapur / SSThane / 1944 Dated 09.12.2020 issued by Town Planner, Thane.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
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"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
}
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  "salvageValue": "",
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  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "37500",
  "landRate": "3350",
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  "squareMeterGuideLineRate": "39375.00",
  "squareFeetGuideLineRate": "3658.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "37500.00",
  "squareMeterGuideLineRate": "39375.00",
  "squareFeetGuideLineRate": "3658.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "meterCardHolderName": "Details not available",

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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per Local norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
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"value": "Residential",
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Good",
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"buildingSpecification": {
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"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
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},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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  "label": "No"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "5",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
  "area": "429.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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"routeLat": "19.409511",
"routeLng": "73.259301",
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"routeDistance": "950 M.",
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  "label": "Railway Station"
}
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  "type": "Point"
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  "finallatLng": false
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"locationMapImg": [
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    "name": "jf9lqn",
    "image": "cases/6751435fc5a60c3e016d8c59/
routeMap_1733487699264_Image.png"
  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
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"outward": {
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  "number": "2309526",
  "dayCount": "20",
  "monthCount": "224",
  "generatedBy": "60eeaeddf3dd69653a581316"
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"rateVerify": {
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  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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  "isHideFloor": false,
  "status": false
},
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  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "status": false
},
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
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  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": false
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  "status": true
}
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      "path": "cases/6751435fc5a60c3e016d8c59/
externalImg_1733388336278_WhatsApp_Image_20241205_at_21220_PM_1.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "path": "cases/6751435fc5a60c3e016d8c59/
externalImg_1733388350557_WhatsApp_Image_20241205_at_21225_PM_2.jpeg",
      "orientation": "landscape"
    }
  ],
}
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  "orientation": "landscape"
},
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  "orientation": "portrait"
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externallmg_1733388336393_WhatsApp_Image_20241205_at_21222_PM_1.jpeg",
  "orientation": "landscape"
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    "orientation": "landscape"
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    "status": false,
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    "path": "cases/6751435fc5a60c3e016d8c59/
externallmg_1733388336278_WhatsApp_Image_20241205_at_21220_PM_1.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "max": "8857.00"
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  "builtUpRateRange": {
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    "max": "8052.00"
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    "max": "0.00"
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    "status": true,
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"title": "Wardrobes",
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"status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"extraCollapsibleGates": {
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "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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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "390.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORDELIVERY",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Miss. Sunita Kalu Chavan & Mr. Kalu Maruti Chavan",
"ownerPhoneNo": "7758073707",
"fullAddress": "Residential Flat No. 506, 5th Floor, Building No 1, Midas Enclave , Near
Bank of Baroda, Old Agra 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": "08/11/2024",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Mayra Developers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Miss. Sunita Kalu Chavan & Mr. Kalu Maruti Chavan",
      "number": {
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    "value": "No",
    "label": "No"
  },
  "No": "5057/2024"
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"isHardCopy": false,
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"fileName": "document_1733378906091_99556.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700028808"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/6751435fc5a60c3e016d8c59/
document_1733480481401_RERA_certiificate.pdf",
"id": "150317",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Fri Dec 06 2024 10:21:21 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "08/02/2021",
    "remark": "issued by District Collector, Thane (As Download from RERA Site)",
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"number": {
  "value": "No",
  "label": "No"
},
"No": "Revenue / K-1 / T-I1 / NAP / Vasind (Shahapur) / SBP / SR - 31 / 2020"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/6751435fc5a60c3e016d8c59/document_1733480704669_CC.pdf",
"fileName": "document_1733480704669_CC.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "12/03/2024",
    "remark": "issued by District Collector office, Thane.",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "Revenue / K-1 / T-I1 / SR - 10 / 2023"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1733480833653_OC.pdf",
"path": "cases/6751435fc5a60c3e016d8c59/document_1733480833653_OC.pdf",
"id": "513098",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Fri Dec 06 2024 10:27:13 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "09/12/2020",
    "remark": "issued by District Collector office, Thane (As Download from RERA
Site)\n",
    "number": {
      "value": "No",
      "label": "No"
    }
  }
}
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  "path": "cases/6751435fc5a60c3e016d8c59/
document_1733481548904_Approved_Building_Plan.pdf",
  "fileName": "document_1733481548904_Approved_Building_Plan.pdf"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "012853",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "814984",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Dec 05 2024 06:08:31 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Miss. Sunita Kalu Chavan & Mr. Kalu Maruti Chavan",
    "phone": "7758073707",
    "ownershipShare": "",
    "email": "",
    "id": "870785"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "720433",
    "name": "Living Room",
    "length": "9.00",
    "length1": "9",
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"finalArea": "126.00"
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    "label": "Square Feet"
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  "length": "17.00",
  "length1": "17",
  "length2": "00",
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  "width1": "5",
  "width2": "00",
  "totalArea": "85.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "85.00"
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    "label": "Square Feet"
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  "length1": "11",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
  "totalArea": "44.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "44.00"
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  "label": "Square Feet"
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"name": "Toilet",
"length": "3.00",
"length1": "3",
"length2": "00",
"width": "7.00",
"width1": "7",
"width2": "00",
"totalArea": "21.00",
"images": [],
"extraAreas": [],
"finalArea": "21.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "0",
  "width": "5.00",
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"totalArea": "15.00",
"images": [],
"finalArea": "15.00",
"extraAreas": []
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
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  "width1": "3",
  "width2": "00",
  "totalArea": "21.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.00"
}
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"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "length": "13.00",
    "length1": "13",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
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"width2": "00",
"totalArea": "13.00",
"images": [],
"extraAreas": [],
"finalArea": "13",
"percentageBeforeTotal": "13.00",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
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  "width1": "1",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "17",
  "percentageBeforeTotal": "17.00",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
```

```
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  "length": "17.00",
  "length1": "17",
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  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "17.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "17",
  "percentageBeforeTotal": "17.00",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
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  "typeOfDocument": {
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    "label": "Agreement for sale"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "819712",
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  "totalAreaDocument": "390",
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{
  "createdBy": {
    "_id": "62691c48afd7d55eddecfda3",
    "role": "FRONTDESK",
    "firstName": "Bhavika",
    "lastName": "chavan",
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"profilePhoto": "users/62691c48afd7d55eddecfda3/
profilePhoto_1668055228258_bhavika.jpeg"
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"workType": "LEAD",
"display": true,
"status": true,
"_id": "676122cb389df6ee9ea1fd34",
"note": "Date (Task Reopen)",
"taskId": "6751435fc5a60c3e016d8c5d",
"createdAt": "2024-12-17T07:05:47.233Z"
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"createdAt": "2024-12-05T06:08:31.494Z",
"updatedAt": "2024-12-17T07:09:29.375Z",
"__v": 0,
"updatedBy": "627222afafd7d55eddeddd82",
"addressForMap": "",
"caseReferredBy": "6410199a140f140ffc59b58c",
"contactPersonName": "Ms. Swati Sant",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Sales Person",
"reald": "",
"siteVisitContactNo": "9930142211",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage",
"carpetTotal": "336",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "47.00",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "47.00",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "421.30",
"finalCarpetArea": "383.00",
"finalSalableArea": "463.43",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 339.00\nAppurtenant Area in Sq. Ft.
= 51.00",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 336.00\nDry Balcony Area in Sq.
Ft. = 13.00\nBalcony Area in Sq. Ft. = 34.00\n\n\n",
"finalAreaType": "Carpet Area",
```



```

"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalSaleablePercentage": "0",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 390.00",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Tue Dec 10 2024 08:55:50 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-12-02",
"buildingServicesRate": "2500",
"flatRate": "7500",
"landOtherRate": "5000",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
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}

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Name	Length	Width	Total
Composition :			
Living Room	9'00"	14'00"	126.00
Bedroom	17'00"	5'00"	85.00
Kitchen	11'00"	4'00"	44.00
Toilet	3'00"	7'00"	21.00

Toilet	3'00"	8'00"	24.00
Passage	3'0"	5'0"	15.00
Passage	7'00"	3'00"	21.00
Other Composition :			
Dry Balcony Area	13'00"	1'00"	13.00
Balcony Area	17'00"	1'00"	17.00
Balcony Area	17'00"	1'00"	17.00