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{
  "typeOfReport": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Vinod",
    "type": "CREDITOFFICER",
    "_id": "668bb750e61b5802e8d945c7",
    "email": "sbi.04205@sbi.co.in",
    "lastName": "Jagtap",
    "mobileNo": "",
    "workMobileNo": "9860443086"
  },
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  "name": "Mumbai",
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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"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Samachar Marg, Fort, Mumbai, State - Maharashtra, Country - India"
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"_id": "60af3d172ffdf65bcd6585cd",
"role": "PICKUPPERSON",
"firstName": "Sachin",
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"mobileNo": "9167204063",
"shortName": "SJ",
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"_id": "62550ed0aba01e0af98f2f75",
"role": "SITEENGINEER",
"firstName": "Chandan",
"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
"shortName": "CH",
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"lastName": "Rasam",
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"firstName": "Vaishali",
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"lastName": "Sarmalkar",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "label": false
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  "value": "",
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  "value": "",
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  "value": "",
  "label": true
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  "key": "projectName",
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  "label": false
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  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "6(Part)",
  "label": true
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  "label": true
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  "key": "selectNo",
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  "label": true
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  "value": "",
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  "label": false
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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"west": "Open Plot ",
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"east": "Internal Road "
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"north": "Marginal Space ",
"east": "Lift & Flat No. 1004",
"south": "Staircase & Flat No. 1002",
"west": "Marginal Space "
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"taxies": {
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"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CHE / CTY / 1323 / FN / 302 dated 26.05.2023 issued by MCGM. ",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction ",
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"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "landRate": "102420",
  "igrImage": "cases/676cf37aaa045e9e9382ba3d/igr_1735278528599_Image.png",
  "squareMeterGuideLineRate": "242110.00",
  "squareFeetGuideLineRate": "22493.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "squareFeetGuideLineRate": "22493.00"
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"areaStatusList": {
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  "label": "Building is under construction "
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MCGM norms ",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
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"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "Building Under Construction"
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  "waterTank": {
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  "pavementLaid": {
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"label": "Proposed, Yes"
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"carParking": "Proposed Stilt Car Parking Space ",
"constructionWorkStatus": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2027",
  "fullDate": "1/1/2027"
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  "label": "Residential"
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  "label": "Proposed R.C.C Framed Structure"
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  "label": "Proposed R.C.C. Foundation"
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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  "label": "Standard"
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"structuralSafety": {
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"value": "Information_not_available",
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},
},
"walls": {
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"label": "Proposed, Yes"
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"label": "Building is under construction "
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"label": "Building is under construction "
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"visibleDamageInBuilding": {
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"label": "Building Under Construction"
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"systemOfAirConditioning": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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},
"provisionOfFirefighting": {
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"groundStilt": {
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},
},
"yearOfConstructionAsPer": {
"value": "As_per_RERA_Certificate",
"label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
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"ageOfBuilding": "0",
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"noOfPodium": "",
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"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "902.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1735283730990_Image.png",
    "routeLat": "19.033389",
    "routeLng": "72.858389",
    "stationName": "Kings Circle",
    "routeDistance": "950 Mtrs. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
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    "id": "z1vp7",
    "name": "z1vp7",
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  "totalelectricityDepositsRate": "0",
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  "realizableValuePercentage": "98",
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"number": "2309816",
"dayCount": "9",
"monthCount": "514",
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "30",
    "percentage": "30",
    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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    "percentage": "5.25",
    "isHideFloor": false,
    "status": true
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  "externalBrickWork": {
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    "floorsCompleted": "30",
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    "isHideFloor": false,
    "status": true
  },
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"floorsCompleted": "30",
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  "label": "External Plastering",
  "floorsCompleted": "30",
  "percentage": "2.63",
  "isHideFloor": false,
  "status": true
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"externalPainting": {
  "label": "External Painting",
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  "isHideFloor": false,
  "status": true
},
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  "status": true
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "55.76",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "902.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "status": false,

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    "orientation": "portrait"
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"externalPhotos": [
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    "orientation": "portrait"
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externallmg_1735276799393_1735276782693_image_2.jpeg",
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "46461.00",
    "max": "50179.00"
  },
  "builtUpRateRange": {
    "min": "42237.00",
    "max": "45617.00"
  }
}
```

```
},
"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
}
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  }
}
```

```
},
"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
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"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",
"type": "CASE",
"leadType": {
  "label": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "820.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "SIGNEDREPORTATTACH",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "M/s. Macrotech Developers Ltd.",
"ownerPhoneNo": "9987076939",
"appAddress": "Flat no A-1003,A-wing,Tower-1,Bellissimo Matunga .",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    }
  }
]
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},
"inputs": {
  "from": {
    "value": "Company",
    "label": "Company"
  },
  "Company": "M/s. Macrotech Developers Ltd.",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Mahendra Kuvarji Chheda & Deepali Mahendra Chheda "
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1735282006576_Draft_Agreemwent.pdf",
"path": "cases/676cf37aaa045e9e9382ba3d/
document_1735282006576_Draft_Agreemwent.pdf",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Dec 27 2024 06:46:46 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "26/05/2023",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / CTY / 1323 / FN / 302"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1735282352059_Approved_PLan.pdf",
  "path": "cases/676cf37aaa045e9e9382ba3d/
document_1735282352059_Approved_PLan.pdf",
  "id": "694218",
  "uploadedBy": "62fe044a48a26047e6552796",
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"createdAt": "Fri Dec 27 2024 06:52:34 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "05/03/2018",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CHE / CTY / 1323 / F/N/ 337 (New) / CC / 2 / Amend "
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1735282436774_CC.pdf",
"path": "cases/676cf37aaa045e9e9382ba3d/document_1735282436774_CC.pdf",
"id": "413591",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Dec 27 2024 06:53:57 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/02/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51900049433"
},
"isHardCopy": false,
"displayStatus": false,
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    "path": "cases/676cf37aaa045e9e9382ba3d/
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    "id": "191680",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Fri Dec 27 2024 06:55:08 GMT+0000 (Coordinated Universal Time)"
  }
],
"caseNumber": "013327",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "208013",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Dec 26 2024 06:11:06 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Macrotech Developers Ltd.",
    "phone": "9987076939",
    "ownershipShare": "",
    "email": "",
    "id": "617246"
  }
],
"proposePurchasers": [
  {
    "name": "Mahendra Kuvarji Chheda & Deepali Mahendra Chheda ",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    }
  },
  "docMeasurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "995023",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "820",
  "squareMeterArea": "76.18",
  "docFinalBuiltUp": "902.00",
  "docFinalBuiltUpSquareMeter": "83.80",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "1120.00",
      "squareMeterArea": "104.05",
      "expectedRate": "50178.57",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1232.00",
      "squareMeterArea": "114.46",
      "expectedRate": "45616.88",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "676e93cd8e6cc3333c2ff16d",
  "property": "Flat",
  "area": "1120",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Dwello.com",
```

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"expectedPrice": "56200000",
"expectedRate": "50178.57",
"builtUpExpectedRate": "45616.88",
"image": "cases/676cf37aaa045e9e9382ba3d/
indicator_1735299941322_Image.png",
"squareMeter": "104.05",
"id": "452250"
},
{
  "carpetArea": {
    "area": "904.00",
    "squareMeterArea": "83.98",
    "expectedRate": "46460.18",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "994.40",
    "squareMeterArea": "92.38",
    "expectedRate": "42236.52",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "area": "904",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Dwello.com",
  "expectedPrice": "42000000",
  "expectedRate": "46460.18",
  "builtUpExpectedRate": "42236.52",
  "image": "cases/676cf37aaa045e9e9382ba3d/
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  "squareMeter": "83.98",
  "id": "333443"
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"carpetArea": {
  "area": "1527.27",
  "squareMeterArea": "141.89",
  "expectedRate": "46641.97",
  "percentage": ""
},
"builtUpArea": {
  "area": "1680.00",
  "squareMeterArea": "156.08",
  "expectedRate": "42401.72",
  "percentage": "10"
},
"saleableArea": {
  "area": "0.00",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "676e93cd8e6cc3333c2ff16f",
"property": "Flat",
"area": "1680",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "71234885.00",
"expectedRate": "46641.97",
"builtUpExpectedRate": "71234885.00",
"image": "cases/676cf37aaa045e9e9382ba3d/
indicator_1735299992149_Image.png",
"squareMeter": "156.08",
"id": "605690"
},
{
  "carpetArea": {
    "area": "745.45",
    "squareMeterArea": "69.25",
    "expectedRate": "46580.69",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "820.00",
    "squareMeterArea": "76.18",
```

```
    "expectedRate": "42345.82",
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  },
  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Flat",
  "area": "820",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "34723575.00",
  "expectedRate": "46580.69",
  "builtUpExpectedRate": "34723575.00",
  "image": "cases/676cf37aaa045e9e9382ba3d/
indicator_1735300045747_Image.png",
  "squareMeter": "76.18",
  "id": "296466"
}
],
"externalImages": [
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externalImg_1735276793568_1735276791742_image_0.jpeg",
    "path": "cases/676cf37aaa045e9e9382ba3d/
externalImg_1735276793568_1735276791742_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "676e38fc6e3abdf590d39bac",
    "name": "externalImg_1735276795531_1735276791742_image_1.jpeg",
    "path": "cases/676cf37aaa045e9e9382ba3d/
externalImg_1735276795531_1735276791742_image_1.jpeg",
    "orientation": "portrait"
  }
]
```



```
    },
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      "status": false,
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      "path": "cases/676cf37aaa045e9e9382ba3d/
externalImg_1735276799038_1735276782693_image_0.jpeg",
      "orientation": "portrait"
    },
    {
      "type": "MEASUREMENT_IMAGE",
      "status": false,
      "_id": "676e38ff6e3abdf590d39bc4",
      "name": "externalImg_1735276799343_1735276782693_image_1.jpeg",
      "path": "cases/676cf37aaa045e9e9382ba3d/
externalImg_1735276799343_1735276782693_image_1.jpeg",
      "orientation": "portrait"
    },
    {
      "type": "MEASUREMENT_IMAGE",
      "status": false,
      "_id": "676e38ff6e3abdf590d39bc5",
      "name": "externalImg_1735276799393_1735276782693_image_2.jpeg",
      "path": "cases/676cf37aaa045e9e9382ba3d/
externalImg_1735276799393_1735276782693_image_2.jpeg",
      "orientation": "portrait"
    }
  ],
  "externalDocuments": [
    {
      "originalname": "Macrotech Developers Ltd.pdf",
      "filename": "1735293922070_Macrotech_Developers_Ltd.pdf",
      "path": "cases/676cf37aaa045e9e9382ba3d/
externalDocuments/1735293922070_Macrotech_Developers_Ltd.pdf",
      "size": "1815008",
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        "value": "640ece6024088f0f94ee4ea8",
        "label": "Final PDF Report"
      },
      "createdAt": "Fri Dec 27 2024 10:05:22 GMT+0000 (Coordinated Universal Time)",
      "uploadedBy": "60f9589345132d6a6bddcc3a"
    }
  ],
  "processingDocuments": [
    {
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    "path": "cases/676cf37aaa045e9e9382ba3d/
processingDocuments/1735198953671_APF_Report1.pdf",
    "size": "2158231",
    "createdAt": "Thu Dec 26 2024 07:42:34 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1735198953718_Reference_Report.pdf",
    "path": "cases/676cf37aaa045e9e9382ba3d/
processingDocuments/1735198953718_Reference_Report.pdf",
    "size": "9153874",
    "createdAt": "Thu Dec 26 2024 07:42:34 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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Matunga , Lodha Divino, Proposed Redevelopment of Municipal Property Known as
Barracks No. T/57, T/58, T/59 , Vishramwadi Bhaudaji Road, Village - Sion Division,
Municipality Ward No. F/North, Sion (West), District - Mumbai Main, PIN - 400 022,
State - Maharashtra, Country - India",
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"email": "",
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Other Composition :			