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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Akash",
    "type": "CREDITOFFICER",
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    "lastName": "Patil",
    "mobileNo": "",
    "workMobileNo": "9870704907",
    "email": "akash.patil64@sbi.co.in"
  },
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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": "SME MIDC ANDHERI (EAST)",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "sbi.17879@sbi.co.in",
  "fax": "",
  "ledgerName": "",
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  "lastName": "Patkar",
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  "shortName": "RP",
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  "lastName": "Chalikwar",
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  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "label": false
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    "label": "R.C.C. slab"
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    "label": "Italian Marble Flooring"
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  "doors": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Veera Desai Road",
  "south": "Internal Road",
  "east": "Kia Park CHSL"
},
"asPerDocumentAgreement": {
  "north": "By CTS No. 737(pt)",
  "west": "By 90' Wide D. P. Road",
  "south": "By 30 ft. Wide Internal Road",
  "east": "By CTS No. 723(F) & (G)"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Marginal Space",
    "south": "Flat No. 1702",
    "west": "Lift Lobby"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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  "taxies": {
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  "auto": {
    "title": "Auto"
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  "privateCars": {
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Full Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "31995",
  "depreciatedBuildingRate": "2595"
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  "landRate": "116090",
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  "squareMeterGuideLineRate": "237842.00",
  "squareFeetGuideLineRate": "22096.00"
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"igrFinalRate": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "CA No. 152385662",
  "meterCardHolderName": "Milind Mahendra Wagh",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Excellent"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R.C.C. slab"
  },
  "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": "2 Car Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2016",
  "fullDate": "1/1/2016"
},
"planningArea": {
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  "label": "Residential"
},
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  "label": "R.C.C. Framed Structure"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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"value": "Good",
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"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"
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"maintenancelssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "0",
"label": "No"
},
"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
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"label": "Ground"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
}
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"isSiteVisitAllowed": true,
"ageOfBuilding": "9",
"totalLifeBuilding": "60",
"estimatedAge": "51",
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"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "17",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1239.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "19.139667",
    "routeLng": "72.837698",
    "stationName": "D. N. Nagar",
    "routeDistance": "2.3 km.",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
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"locationMapImg": [
  {
    "id": "vobhu",
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    "name": "vobhu",
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routeMap_1735820709459_Image.png"
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "4132000",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "totalothersRate": "3000000",
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"outward": {
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  "status": false
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},
"externalPainting": {
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}
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  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": true
}
},
"guidelineDetails": {
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"reportImages": {
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    "path": "cases/676f87b7dabdc2db790e6cd2/externalImg_1735820330044_external
Img_1735381503911_1735381498265_image_14.jpeg",
    "orientation": "portrait"
  }
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"externalPhotos": [
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Img_1735381502707_1735381498265_image_5.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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265_image_8.jpeg",
    "path": "cases/676f87b7dabdc2db790e6cd2/externalImg_1735820329856_external
Img_1735381503001_1735381498265_image_8.jpeg",
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"compositionImages": [
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  "orientation": "portrait"
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  "name": "Living Room",
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  "orientation": "portrait"
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{
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    "name": "Living Room",
    "path": "cases/676f87b7dabdc2db790e6cd2/externallmg_1735820349580_external
Img_1735381538587_1735381532563_image_8.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/676f87b7dabdc2db790e6cd2/externallmg_1735820330007_external
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    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/676f87b7dabdc2db790e6cd2/externallmg_1735820329761_external
Img_1735381502935_1735381498265_image_7.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "6776843e40248ae0addced85",
    "name": "Living Room",
    "path": "cases/676f87b7dabdc2db790e6cd2/externallmg_1735820349153_external
Img_1735381537736_1735381532563_image_1.jpeg",
    "orientation": "portrait"
  },
  {

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img_1735381539489_1735381532564_image_16.jpeg",
    "orientation": "portrait"
  }
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  "carpetRateRange": {
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    "max": "38637.00"
  },
  "builtUpRateRange": {
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    "max": "32197.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "isEditable": true
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    "status": 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,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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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"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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taskStatus": {
"SITE_INSPECTION": true,
"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
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Approximate Rate Lead",
"value": "APPROXIMATE_LEAD"
},
siteVisitType": "PARTIAL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
finalValuationArea": "1033.00",
empanelmentNo": [
"SME/TCC/38/IBBI/3"
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "RECEIVED",
"invoiceIds": [],
"paymentIds": [
  "67777abb82ea0d50e10071f3"
],
"_id": "676f87b7dabdc2db790e6cd2",
"ownerName": "Mr. Milind Mahendra Wagh",
"ownerPhoneNo": "9821124444",
"appAddress": "Flat no - 1701, 17th floor, Sorentto, veera Desai road, country club,
Andheri West ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "14/09/2016",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "Blue Pearl Homes Private Limited",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Milind Mahendra Wagh",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": " 8235/2016"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "577067",
    "path": "cases/676f87b7dabdc2db790e6cd2/
document_1735362528760_1735362525444_wagh.pdf",
    "fileName": "document_1735362528760_1735362525444_wagh.pdf"
  },
]
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{
  "documentType": {
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    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "02/12/2024",
    "number": {
      "value": "CA_No",
      "label": "CA No"
    },
    "CA_No": " 152385662"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "829859",
  "path": "cases/676f87b7dabdc2db790e6cd2/
document_1735362720788_1735362718326_wagh_2.pdf",
  "fileName": "document_1735362720788_1735362718326_wagh_2.pdf"
},
{
  "documentType": {
    "value": "60ae1258aa6d152c1801b337",
    "label": "Full Occupation Certificate"
  },
  "inputs": {
    "documentDate": "14/01/2016",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CE/5906/WS/Ak"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "189986",
  "path": "cases/676f87b7dabdc2db790e6cd2/
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  "fileName": "document_1735823649572_Full_OC.pdf"
},
{
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    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CE/5906/WS/AK"
  },
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  "displayStatus": false,
  "id": "312897",
  "path": "cases/676f87b7dabdc2db790e6cd2/document_1735823729002_CC.pdf",
  "fileName": "document_1735823729002_CC.pdf"
}
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"caseNumber": "013372",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "967384",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Dec 28 2024 05:08:07 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Milind Mahendra Wagh",
    "phone": "9821124444",
    "ownershipShare": "",
    "email": "",
    "id": "778966"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "21.58",
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  "length2": "7",
  "width": "11.50",
  "width1": "11",
  "width2": "6",
  "totalArea": "248.21",
  "images": [],
  "extraAreas": [],
  "finalArea": "248.21"
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Dining",
  "length": "10.92",
  "length1": "10",
  "length2": "11",
  "width": "9.42",
  "width1": "9",
  "width2": "5",
  "totalArea": "102.80",
  "images": [],
  "extraAreas": [],
  "finalArea": "102.80"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "9.83",
  "length1": "9",
  "length2": "10",
  "width": "7.50",
  "width1": "7",
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"width2": "6",
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"images": [],
"extraAreas": [],
"finalArea": "73.75"
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "14.42",
  "length1": "14",
  "length2": "5",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "115.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "115.33"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "6.42",
  "length1": "6",
  "length2": "5",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "22.46",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.46"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```



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},
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  "name": "Bedroom",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
  "width": "12.92",
  "width1": "12",
  "width2": "11",
  "totalArea": "113.02",
  "images": [],
  "extraAreas": [],
  "finalArea": "113.02"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
  "width": "2.58",
  "width1": "2",
  "width2": "7",
  "totalArea": "16.36",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.36"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.17",
  "length1": "3",
  "length2": "2",
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  "width1": "3",
  "width2": "3",
  "totalArea": "10.29",
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"images": [],
"extraAreas": [],
"finalArea": "10.29"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Bedroom",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "12.25",
  "width1": "12",
  "width2": "3",
  "totalArea": "127.60",
  "images": [],
  "extraAreas": [],
  "finalArea": "127.60"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Toilet",
  "length": "3.83",
  "length1": "3",
  "length2": "10",
  "width": "5.75",
  "width1": "5",
  "width2": "9",
  "totalArea": "22.04",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.04"
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    "label": "Square Feet"
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  "id": "10",
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"width2": "1",
"totalArea": "151.25",
"images": [],
"extraAreas": [],
"finalArea": "151.25"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Toilet",
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Opp. Country Club, Village - Oshiwara, Municipality Ward No. K/West, Taluka - Andheri,
District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State -
Maharashtra, India",
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"email": "",
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"buildingServicesRate": "3000",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 1033.00",
"flatRate": "32400",
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Name	Length	Width	Total
Composition :			
Living Room	21'7"	11'6"	248.21
Dining	10'11"	9'5"	102.80
Kitchen	9'10"	7'6"	73.75
Bedroom	14'5"	8'00"	115.33

Toilet	6'5"	3'6"	22.46
Bedroom	8'9"	12'11"	113.02
Toilet	6'4"	2'7"	16.36
Passage	3'2"	3'3"	10.29
Bedroom	10'5"	12'3"	127.60
Toilet	3'10"	5'9"	22.04
Bedroom	15'00"	10'1"	151.25
Toilet	7'4"	4'8"	34.22
Other Composition :			
Balcony Area	12'5"	10'6"	130.37
Dry Balcony Area	5'10"	2'8"	15.56