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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Abhishek",
    "type": "CREDITOFFICER",
    "_id": "676134fc92b59b6d7dc18f93",
    "email": "abhishekpandey.ssl@gmail.com",
    "lastName": "Pandey",
    "mobileNo": "",
    "workMobileNo": "7977964601"
  },
  "fees": {
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    "expectedFees": null,
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  "shortName": "VCIPL/Mumbai",
  "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",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"staff": {
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"pickupPerson": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdfc2",
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"rateVerifier": {
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "role": "MAKER",
  "firstName": "Pradnya ",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
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  "shortName": "SH",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "title": {
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  }
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        "label": "Chartered Engineer"
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      "number": "AM161706-3"
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  "workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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"geo": {
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  "coordinates": [
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73.07792109823676,
19.182624680352433
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"siteVisit": {
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      "status": "COMPLETED",
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      "remark": ""
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      "dateTime": "2025-01-13",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2025-01-15",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2025-01-14",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "label": true
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  "label": false
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  "key": "buildingNo",
  "value": "3",
  "label": true
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  "label": true
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"value": "",
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  "label": true
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  "key": "buildingName",
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  "value": "",
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "label": true
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  "key": "selectNo",
  "value": "1507",
  "label": false
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  "key": "mouza",
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  "label": true
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  "value": "",
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"label": false
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"key": "suburb",
"value": "Dombivali (East)",
"label": false
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"flatSpecifications": {
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"label": "R. C. C. Slab"
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"label": "Vitrified Tile Flooring"
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"doors": {
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"label": "Teak Wood Door frame with Solid flush door"
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"windows": {
"value": "Powder_coated_Aluminum_sliding_windows",
"label": "Powder coated Aluminum sliding windows"
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"fittings": {
"value": "Concealed_plumbing_with_C.P._fittings._Concealed_Electrical_wiring",
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"label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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}
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"general": {
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    "label": "Sole Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Mumbai Metropolitan Region Development Authority"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Tower - 4",
    "west": "Internal Road ",
    "south": "Tower - 2",
    "east": "Runwal My City Road"
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "Internal visit was not allowed",
      "east": "Internal visit was not allowed",
      "south": "Internal visit was not allowed",
      "west": "Internal visit was not allowed"
    }
  }
}
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    },
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      "east": "Marginal Space",
      "south": "Marginal Space",
      "west": "Flat No. 1508"
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    "isDisplay": false,
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  },
  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
    },
    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "At the time of site visit, internal visit was not allowed at site. As per site information / Sale Plan, the composition of Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets. (i.e. 1BHK)",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that the construction is as per Sanction Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At the time of site visit, internal visit was not allowed at site. The details about the work progress status have been provided by CRM Mr. Vinod Thackaray (Mobile No. 7208497596 )",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": ""
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"depreciatedCostOfConstruction": "",
"depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "53700",
  "landRate": "10100",
  "igrImage": "cases/6784b3085a336ce64e52885a/igr_1736851438341_Image.png",
  "squareMeterGuideLineRate": "59070.00",
  "squareFeetGuideLineRate": "5488.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "53700.00",
  "squareMeterGuideLineRate": "59070.00",
  "squareFeetGuideLineRate": "5488.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "12,000/- (Expected rental income per month)",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MMRDA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only "
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
  }
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},
"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
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"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "25",
"flatFloorNo": "15",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "437.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6784b3085a336ce64e52885a/
routeMap_1736913740007_Image.png",
    "routeLat": "19.180956",
    "routeLng": "73.075164",
    "stationName": "Datiwali",
    "routeDistance": "2.4 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "coordinates": [
    0,
    0
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  "type": "Point"
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "cs011d",
    "name": "cs011d",
    "image": "cases/6784b3085a336ce64e52885a/
routeMap_1736913618563_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "status": false
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      "orientation": "portrait"
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    "max": "12366.00"
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  "builtUpRateRange": {
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  "saleableRateRange": {
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    "max": "0.00"
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "isEditable": true
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  "ratePerUnit": "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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  "value": "LEAD"
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"paymentStatus": "NA",
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"ownerName": "Mr. Mahesh Tukaram More",
"ownerPhoneNo": "8928325346",
"appAddress": "Flat no. 1507, 15th Floor, My City Phase 2, Cluster 5, Usarghar Kalyan
Dombivali ",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Horizon Projects Pvt. Ltd. ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Mahesh Tukaram More",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "541 / 2025"
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"document_1736855302227_1736851471334_Mahesh_More_Runwal.pdf",
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"path": "cases/6784b3085a336ce64e52885a/
document_1736855302227_1736851471334_Mahesh_More_Runwal.pdf",
"id": "999466",
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"createdAt": "Tue Jan 14 2025 11:48:25 GMT+0000 (Coordinated Universal Time)"
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01/ OC -
Cluster 05 / 1152 / 2024"
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"isHardCopy": false,
"displayStatus": false,
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"id": "870327",
"uploadedBy": "62fe044a48a26047e6552796",
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
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    "label": "No"
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  "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01/ Vol -
13 / 193 / 2021"
},
"isHardCopy": false,
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    "label": "RERA Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700019085"
},
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"id": "779660",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Jan 14 2025 11:57:25 GMT+0000 (Coordinated Universal Time)"
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"caseHistory": [
  {
    "id": "258643",
    "title": "Create Lead",
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"description": "Create Lead",
"datetime": "Mon Jan 13 2025 06:30:32 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Mr. Mahesh Tukaram More",
"phone": "8928325346",
"ownershipShare": "",
"email": "",
"id": "120136"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "115858",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "398",
"squareMeterArea": "36.98",
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"docFinalBuiltUpSquareMeter": "40.678",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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],
"images": [],
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"area": "372.00",
"squareMeterArea": "34.56",
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    "percentage": ""
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    "expectedRate": "11241.45",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "15",
  "source": "https://www.99acres.com/",
  "expectedPrice": "4600000",
  "expectedRate": "12365.59",
  "builtUpExpectedRate": "11241.45",
  "image": "cases/6784b3085a336ce64e52885a/
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  "squareMeter": "34.56",
  "id": "751469"
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  "carpetArea": {
    "area": "505.00",
    "squareMeterArea": "46.92",
    "expectedRate": "12079.21",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "555.50",
    "squareMeterArea": "51.61",
    "expectedRate": "10981.10",
    "percentage": "10"
  },
}
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"saleableArea": {
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},
"printlnReport": true,
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"property": "Runwal Garden, Dombivali East",
"area": "505",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "17",
"source": "magic_bricks",
"expectedPrice": "6100000",
"expectedRate": "12079.21",
"builtUpExpectedRate": "10981.10",
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"squareMeter": "46.92",
"id": "909745"
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    "squareMeterArea": "35.77",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "39.34",
    "expectedRate": "9488.78",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Runwal Garden",
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"saleablePercentage": "0",
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"floor": "8",
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"expectedPrice": "4018500",
"expectedRate": "10437.66",
"builtUpExpectedRate": "9488.78",
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"squareMeter": "35.77",
"id": "639459"
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"carpetArea": {
"area": "627.00",
"squareMeterArea": "58.25",
"expectedRate": "11306.22",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "64.08",
"expectedRate": "10278.38",
"percentage": "10"
},
"saleableArea": {
"area": "",
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"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"areaType": "Carpet",
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"source": "Index_no.2",
"expectedPrice": "7089000",
"expectedRate": "11306.22",
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    "id": "567831"
  }
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    "status": false,
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    "name": "externallmg_1736830965131_1736830959530_image_1.png",
    "path": "cases/6784b3085a336ce64e52885a/
externallmg_1736830965131_1736830959530_image_1.png",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6785f019601c90e6961fd1aa",
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    "path": "cases/6784b3085a336ce64e52885a/
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externallmg_r_1736830965465_1736830959530_image_2.jpg",
    "orientation": "portrait"
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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  "orientation": "portrait"
},
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Other			
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