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  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@sbi.co.in"
  },
  "fees": {
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    "expectedFees": null,
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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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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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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": "",
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  "label": "Land & Building / Immovable Property"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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  "lastName": "Kuperkar",
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  {
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  ],
  "visitedDate": [
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      "dateTime": "2025-02-03",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2025-02-04",
      "remark": "MANUAL_IN_TASK"
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    "name": "Carpet",
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"externalReportDetails": {
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    "value": "Panchpakhadi",
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"value": "Near Viviana Mall",
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  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "B, Tower 1",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "key": "suburb",
  "value": "Thane (West)",
  "label": false
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  "roof": {
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  "flooring": {
    "label": "Proposed Vitrified tiles flooring",
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"value": "Proposed_Vitrified_tiles_flooring"
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"doors": {
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  "value": "Proposed_Teak_wood_door_frame_with_flush_doors"
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"windows": {
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  "value": "Proposed_Powder_coated_aluminium_sliding_windows"
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"fittings": {
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with Concealed.",
  "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Proposed_Electrical_w
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"finishing": {
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  "label": "Proposed Cement Plastering"
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    "label": "Joint Ownership"
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    "value": "MiddleClass"
  },
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Wing C of Tower 2",
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"east": "Eastern Express Highway"
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"asPerDocumentAgreement": {
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    "east": "Building is under construction ",
    "south": "Building is under construction ",
    "west": "Building is under construction "
  },
  "asPerDocument": {
    "north": "Marginal Space ",
    "east": "Flat No. 302",
    "south": "Staircase ",
    "west": "Marginal Space "
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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  "buses": {
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  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
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},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 2 Bedrooms + Living Room + Kitchen + Passage + 2 Toilets + Cupboard Area. (i.e. 2BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. S04 / 0090 / 16 / TMC / TDD / 45 dated 18.10.2024 issued by Thane Municipal Corporation",
"approvePlanVerified": "Yes",
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"unauthorizedConstruction": ""
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"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
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  "compositions": []
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "140900",
  "landRate": "52600",
  "igrImage": "cases/67a08c80a2b18adef0cb8e3c/igr_1738668967155_Image.png",
  "squareMeterGuideLineRate": "140900.00",
  "squareFeetGuideLineRate": "13090.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "140900.00",
  "squareMeterGuideLineRate": "140900.00",
  "squareFeetGuideLineRate": "13090.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "monthlyRent": "N.A",
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"assessmentNo": "Details not available ",
"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
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"meterCardHolderName": "Details not available ",
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"floorSpaceIndex": "As per TMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "Proposed_R.C.C._Slab",
    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "label": "Building Under Construction",
    "value": "Building_Under_Construction"
  },
  "waterTank": {
    "label": "Proposed Municipal Water Supply",
    "value": "Proposed_Municipal_Water_Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Open / Covered Car Parking Space ",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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"month": "1",
"year": "2026",
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"planningArea": {
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},
"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C._Foundation",
  "label": "Proposed R.C.C. Foundation"
},
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"qualityOfConstruction": {
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  "value": "Building_is_under_construction_"
},
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"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"structuralSafety": {
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  "label": "Building Under Construction"
},
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
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"walls": {
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  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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"value": "Building_is_under_construction_"
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"maintenanceOfTheBuilding": {
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"maintenancelssues": {
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
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  "value": "Building_Under_Construction"
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"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "5",
"noOfAmenityFloors": "0",
"noOfFloors": "28",
"flatFloorNo": "3",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1738733650686_Image.png",
    "routeLat": "19.207083",
    "routeLng": "72.970682",
    "stationName": "Thane ",
    "routeDistance": "3.7 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
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      0
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    "type": "Point"
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    "finallatLng": false
  },
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      "image": "cases/67a08c80a2b18adef0cb8e3c/
routeMap_1738733521780_Image.png"
    }
  ],
  "valuation": {
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      "depreciationPercentage": "",
      "depreciatedCostOfConstruction": "",
      "totalFairMarketValue": ""
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    "wardrobesQty": "0",
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"kitchenArrangementsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "98",
"bookValue": "0",
"finalValue": "14760000.00"
},
"outward": {
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},
"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "Complete",
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    "status": true
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  "status": true
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  "status": true
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  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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}
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"window": {
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  "status": true
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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"percentage": "0.00",
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  "isHideFloor": true,
  "status": true
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"workCompleted": {
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  "floorsCompleted": "",
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  "status": true
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  "selectedBuildUpValue": "676.50",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
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externallmg_1738660329018_image.jpeg",
      "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": []
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    "max": "25304.00"
  },
  "builtUpRateRange": {
    "min": "20374.00",
    "max": "23004.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
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"detailsOfValuation": {
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    "isEditable": false
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"isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "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
},
"extraCollapsibleGates": {
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"title": "Extra collapsible gates / grill works etc",
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"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,
  "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": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Santosh Raju Pataskar & Dhanshri Santosh Pataskar",
"ownerPhoneNo": "8976809655",
"appAddress": "Flat no. 301, 3rd Floor, Wing - B, Tower - 1, Sheth Zuri, Thane",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Sheth Developers Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Santosh Raju Pataskar & Dhanshri Santosh Pataskar",
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "9307 / 2024"
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  },
  {
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      "label": "Approved Building Plan"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Thane_Municipal_Corporation",
        "label": "Thane Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "S04 / 0090 / 16 / TMC / TDD / 45"
    },
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    "displayStatus": false,
    "fileName": "document_1738731669926_1_Amended_Permission_CC__With_Plan
_Sheth_Zuri_dtd18102024.pdf",
    "path": "cases/67a08c80a2b18adef0cb8e3c/document_1738731669926_1_Amende
d_Permission_CC__With_Plan_Sheth_Zuri_dtd18102024.pdf",
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    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Wed Feb 05 2025 05:01:11 GMT+0000 (Coordinated Universal Time)"
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      "label": "Amended Commencement Certificate"
    },
    "inputs": {
      "documentDate": "18/10/2024",
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        "value": "Thane_Municipal_Corporation",
        "label": "Thane Municipal Corporation"
      }
    }
  }
}
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    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "S04 / 0090 / 16 / TMC / TDD / 45"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/67a08c80a2b18adef0cb8e3c/document_1738731701050_1_Amende
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Feb 05 2025 05:01:42 GMT+0000 (Coordinated Universal Time)"
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "20/02/2024",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700007274"
  },
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  "displayStatus": false,
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  "path": "cases/67a08c80a2b18adef0cb8e3c/
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  "id": "691974",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Feb 05 2025 05:03:13 GMT+0000 (Coordinated Universal Time)"
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"createdBy": "60b7177d2ffdf65bcd65882a",
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    "id": "554772",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Feb 03 2025 09:29:36 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Santosh Raju Pataskar & Dhanshri Santosh Pataskar",
    "phone": "8976809655",
    "ownershipShare": "",
    "email": "",
    "id": "711867"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67a1d693a92c39df2abcf548",
    "area": "654",
    "providedByName": "Santosh Raju Pataskar ANd Dhanashri Santosh Pataskar",
    "providedByContactNo": "8976809655"
  }
],
"composition": [],
"otherComposition": [],
"externalReport": [],
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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},
  "id": "475043",
  "selectAreaTypeDocument": "Carpet",
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  "docFinalBuiltUp": "676.5",
  "docFinalBuiltUpSquareMeter": "62.854",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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      "area": "654.00",
      "squareMeterArea": "60.76",
      "expectedRate": "24770.64",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "66.83",
      "expectedRate": "22518.77",
      "percentage": "10"
    },
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
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  "property": "Sheth Zuri, Thane West",
  "area": "654",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "26",
  "source": "magic_bricks",
  "expectedPrice": "16200000",
  "expectedRate": "24770.64",
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"builtUpExpectedRate": "22518.77",
"image": "cases/67a08c80a2b18adef0cb8e3c/
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"squareMeter": "60.76",
"id": "657544"
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{
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"area": "494.00",
"squareMeterArea": "45.89",
"expectedRate": "25303.64",
"percentage": ""
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"builtUpArea": {
"area": "543.40",
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"expectedRate": "23003.31",
"percentage": "10"
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"saleableArea": {
"area": "",
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"expectedRate": "0.00",
"percentage": ""
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"area": "494",
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"areaType": "Carpet",
"floor": "12",
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"expectedPrice": "12500000",
"expectedRate": "25303.64",
"builtUpExpectedRate": "23003.31",
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"id": "361810"
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"carpetArea": {
"area": "622.00",
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"squareMeterArea": "57.79",
"expectedRate": "22764.56",
"percentage": ""
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"builtUpArea": {
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  "squareMeterArea": "63.56",
  "expectedRate": "20695.05",
  "percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
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"area": "622",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "28",
"source": "Index_no.2",
"expectedPrice": "14159556",
"expectedRate": "22764.56",
"builtUpExpectedRate": "20695.05",
"image": "cases/67a08c80a2b18adef0cb8e3c/
indicator_1738668590187_Image.png",
"squareMeter": "57.79",
"id": "892686"
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{
  "carpetArea": {
    "area": "763.00",
    "squareMeterArea": "70.89",
    "expectedRate": "22411.32",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "839.30",
    "squareMeterArea": "77.97",
    "expectedRate": "20373.92",
    "percentage": "10"
  }
}
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},
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"property": "Sheth Zuri, Thane West",
"area": "763",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "13",
"source": "https://www.99acres.com/",
"expectedPrice": "17099834",
"expectedRate": "22411.32",
"builtUpExpectedRate": "20373.92",
"image": "cases/67a08c80a2b18adef0cb8e3c/
indicator_1738668656835_Image.png",
"squareMeter": "70.89",
"id": "738300"
}
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    "status": false,
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    "name": "externalImg_1738660329018_image.jpeg",
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externalImg_1738660367467_image.jpeg",
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externalImg_r_1738660349147_image.jpeg",
    "orientation": "portrait"
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externalImg_r_1738660354653_image.jpeg",
    "orientation": "portrait"
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