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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "Sudhir ",
    "type": "CREDITOFFICER",
    "_id": "67503ae9cfae933db2298168",
    "email": "sudhir.jadhav@sbi.co.in",
    "lastName": "Jadhav",
    "mobileNo": "",
    "workMobileNo": "8200053738"
  },
  "fees": {
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    "propertyValue": "",
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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"
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"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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  "name": "SME Nanded",
  "branchCode": "063823",
  "mobileNo": "02462249882",
  "alternateMobileNo": "",
  "email": "sbi.063823@sbi.co.in",
  "ledgerName": "",
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Nanded-Waghala, Maharashtra 431601"
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"assetsClass": {
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"propertyType": {
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  "value": "Residential"
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"role": "SITEENGINEER",
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"lastName": "Hodekar",
"mobileNo": "8879011615",
"designation": "Site Engg",
"shortName": "Barkat",
"workWithDocumentMaker": "",
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"_id": "60f915d3f3dd69653a592199",
"role": "MAKER + RATE VERIFIER + CHEAKER",
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"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
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"email": "shobha@vastukala.org",
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          "label": "Wealth Tax"
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      "role": "VALUER",
      "firstName": "Sharadkumar",
      "fatherName": "Baburao",
      "email": "cmd@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9422171100",
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            "label": "Wealth Tax"
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  "value": "",
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Truck Terminal",
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  "value": "",
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  "label": false
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  "value": "Wadala (East)",
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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      "east": "Flat No. 2903",
      "south": "Passage ",
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    "taxies": {
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    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "As per Sale Plan, the composition of Flat will be 3
Bedrooms + Living Room + Kitchen + Passage + 3 Toilets. (i.e. 3BHK)",
  "dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and
not verified.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"apfDetails": {
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  "compositions": []
},
"compositeRate": {
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about the work progress status have been provided by Sales Person Miss. Anmol
Sabastian (Contact No. 8976801005).\n",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
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  "rate": "205810",
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  "depreciationPercentage": "0",
  "rate": "205810.00",
  "squareMeterGuideLineRate": "236682.00",
  "squareFeetGuideLineRate": "21988.00"
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  "propertyOccupiedByList": {
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  "meterCardHolderName": "Details not available ",
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  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"constructionWorkStatus": {
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"asthetikLook": {
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"dateOfConstruction": {
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"protAgainstNatDis": {
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  "label": "Information not available"
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  "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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"label": "Building Under Construction"
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"yearOfConstructionAsPer": {
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  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "4",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "40",
"flatFloorNo": "29",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "1227.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1740206108235_Image.png",
    "routeLat": "19.036889",
    "routeLng": "72.879694",
    "stationName": "Wadala ",
    "routeDistance": "1.00 Km. ",
    "routeStation": {
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      "label": "Monorail"
    }
  }
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    "name": "d8s84k",
    "image": "cases/67b7315bc594f0b7b657ddf1/
routeMap_1740206046301_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "totalelectricityDepositsRate": "0",
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"finaltotal": "47640000.00",
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"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "44640000.00"
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"outward": {
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  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "46",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "46",
    "percentage": "7.00",
    "isHideFloor": false,
    "status": true
  },
  "externalBrickWork": {
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"label": "External Brick Work",
"floorsCompleted": "46",
"percentage": "7.00",
"isHideFloor": false,
"status": true
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "46",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "46",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "46",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"status": true
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "73.50",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
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"finalGuidelineValue": "26992469.00",
"selectedBuildUpValue": "1227.60",
"selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "name": "externallmg_1740131981527_1740131975581_image_0.jpeg",
      "path": "cases/67b7315bc594f0b7b657ddf1/
externallmg_1740131981527_1740131975581_image_0.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "orientation": "portrait"
    }
  ],
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      "path": "cases/67b7315bc594f0b7b657ddf1/externallmg_1740206228943_external
lmg_1740133662721_IMG20250221WA0112.jpg",
      "orientation": "portrait"
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externallmg_1740131981527_1740131975581_image_0.jpeg",
      "orientation": "portrait"
    }
  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
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"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "37175.00",
    "max": "41219.00"
  },
  "builtUpRateRange": {
    "min": "33796.00",
    "max": "37472.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": false
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    "quantity": "0.00",
    "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",
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"status": true,
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "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
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
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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
}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"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": "true",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "1116.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67b7315bc594f0b7b657ddf1",
"ownerName": "M/s. Macrotech Developers Ltd.",
"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "8976801005",
"contactPersonName": "Miss. Anmol Sabastian",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "M/s. Macrotech Developers Ltd.",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "997143"
  }
],
"caseReferredBy": "6101282664b190712160b456",
"relationWithOwner": "Sales Person",
"fullAddress": "Residential Flat No. 2902, 29th Floor, Wing - B, Tower - 1, Aura, Lodha
NCP Tower - 1, New Cuffe Parade, Block – C, Opp. Imax Dome Eastern Freeway,
Wadala Truck Terminal, Village - Salt Pan Division, Wadala (East), Taluka - Mumbai,
District - Mumbai Main, PIN - 400 022, State - Maharashtra, Country - India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "from": {
        "value": "Company",
        "label": "Company"
      },
      "Company": "M/s. Macrotech Developers Ltd.",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Chetna Ajeet Gopchade & Ajeet Madhavrao Gopchade "
    }
  }
],
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"isHardCopy": false,
"displayStatus": true,
"id": "273693",
"path": "cases/67b7315bc594f0b7b657ddf1/
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"fileName": "document_1740058901814_2239799_AFS.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "03/07/2024",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51900034170"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1740203789978_RERA.pdf",
  "path": "cases/67b7315bc594f0b7b657ddf1/document_1740203789978_RERA.pdf",
  "id": "565917",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Feb 22 2025 05:56:30 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "01/12/2023",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  }
}
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    },
    "No": "T & CP / WTT / Block - C / CC / Vol - XVII / Part - III / 1042 / 2023"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1740205729241_CC.pdf",
  "path": "cases/67b7315bc594f0b7b657ddf1/document_1740205729241_CC.pdf",
  "id": "571903",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Feb 22 2025 06:28:49 GMT+0000 (Coordinated Universal Time)"
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"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "Chetna Ajeet Gopchade & Ajeet Madhavrao Gopchade ",
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"reralId": "",
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "014487",
"createdBy": "6006d4ce5080a310ac1fdcf2",
"caseHistory": [
  {
    "id": "777373",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Thu Feb 20 2025 13:41:45 GMT+0000 (Coordinated Universal Time)"
  }
],
"proposePurchasers": [
  {
    "name": "Chetna Ajeet Gopchade & Ajeet Madhavrao Gopchade ",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": ""
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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{
  "typeOfDocument": {
    "value": "60ae1256aa6d152c1801b330",
    "label": "Draft Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "860655",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "1116",
  "squareMeterArea": "103.68",
  "docFinalBuiltUp": "1227.6",
  "docFinalBuiltUpSquareMeter": "114.048",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "1116.00",
      "squareMeterArea": "103.68",
      "expectedRate": "40322.58",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1227.60",
      "squareMeterArea": "114.05",
      "expectedRate": "36656.89",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "67b86eaf83111d82fa2b7cc2",
  "property": "Lodha Aura, Wadala",
  "area": "1116",
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"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "14",
"source": "magic_bricks",
"expectedPrice": "45000000",
"expectedRate": "40322.58",
"builtUpExpectedRate": "36656.89",
"image": "cases/67b7315bc594f0b7b657ddf1/
indicator_1740139441388_Image.png",
"squareMeter": "103.68",
"id": "711364"
},
{
  "carpetArea": {
    "area": "1116.00",
    "squareMeterArea": "103.68",
    "expectedRate": "41218.64",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1227.60",
    "squareMeterArea": "114.05",
    "expectedRate": "37471.49",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67b86eaf83111d82fa2b7cc3",
  "property": "Lodha Aura, Wadala",
  "area": "1116",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "33",
  "source": "https://www.99acres.com/",
  "expectedPrice": "46000000",
  "expectedRate": "41218.64",
  "builtUpExpectedRate": "37471.49",
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"image": "cases/67b7315bc594f0b7b657ddf1/
indicator_1740139501523_Image.png",
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"id": "828371"
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{
"carpetArea": {
"area": "1308.00",
"squareMeterArea": "121.52",
"expectedRate": "38638.38",
"percentage": ""
},
"builtUpArea": {
"area": "1438.80",
"squareMeterArea": "133.67",
"expectedRate": "35125.80",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"property": "Lodha Aura, Wadala",
"area": "1308",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "38",
"source": "Index_no.2",
"expectedPrice": "50539000",
"expectedRate": "38638.38",
"builtUpExpectedRate": "35125.80",
"image": "cases/67b7315bc594f0b7b657ddf1/
indicator_1740139978122_Image.png",
"squareMeter": "121.52",
"id": "362042"
},
{
"carpetArea": {
"area": "1116.00",
"squareMeterArea": "103.68",
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    "expectedRate": "37174.96",
    "percentage": ""
  },
  "builtUpArea": {
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    "expectedRate": "33795.41",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67b86eaf83111d82fa2b7cc5",
  "property": "Lodha Aura, Wadala",
  "area": "1116",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "35",
  "source": "Index_no.2",
  "expectedPrice": "41487250",
  "expectedRate": "37174.96",
  "builtUpExpectedRate": "33795.41",
  "image": "cases/67b7315bc594f0b7b657ddf1/
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  "squareMeter": "103.68",
  "id": "339023"
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],
"externalImages": [
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    "status": false,
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    "name": "externalImg_1740131981527_1740131975581_image_0.jpeg",
    "path": "cases/67b7315bc594f0b7b657ddf1/
externalImg_1740131981527_1740131975581_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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"status": false,
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externallmg_1740132032088_1740131975581_image_1.jpeg",
  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/67b7315bc594f0b7b657ddf1/
externallmg_1740132107385_1740131975581_image_2.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "67b84fa66c9af96d52629888",
  "name": "externallmg_1740132201083_1740131975581_image_3.png",
  "path": "cases/67b7315bc594f0b7b657ddf1/
externallmg_1740132201083_1740131975581_image_3.png",
  "orientation": "portrait"
},
{
  "type": "MEASUREMENT_IMAGE",
  "status": false,
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  "name": "externallmg_1740131908064_1740131905955_image_0.jpeg",
  "path": "cases/67b7315bc594f0b7b657ddf1/
externallmg_1740131908064_1740131905955_image_0.jpeg",
  "orientation": "portrait"
},
{
  "type": "MEASUREMENT_IMAGE",
  "status": false,
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  "name": "externallmg_1740131912380_1740131905956_image_1.jpeg",
  "path": "cases/67b7315bc594f0b7b657ddf1/
externallmg_1740131912380_1740131905956_image_1.jpeg",
  "orientation": "portrait"
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  "status": false,
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    "_id": "67b970959abe929c64fd5826",
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mg_1740133662721_IMG20250221WA0112.jpg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/67b7315bc594f0b7b657ddf1/externalimg_1740206802578_external
mg_1740131981527_1740131975581_image_0.jpeg",
    "orientation": "portrait"
  }
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"externalDocuments": [],
"processingDocuments": [
  {
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    "filename": "1740140182504_1709374862652_Calculation.xlsx",
    "path": "cases/67b7315bc594f0b7b657ddf1/
processingDocuments/1740140182504_1709374862652_Calculation.xlsx",
    "size": "4378713",
    "createdAt": "Fri Feb 21 2025 12:16:23 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
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    "filename": "1740140199803_igr_1675.pdf",
    "path": "cases/67b7315bc594f0b7b657ddf1/
processingDocuments/1740140199803_igr_1675.pdf",
    "size": "149562",
    "createdAt": "Fri Feb 21 2025 12:16:39 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
    "originalname": "igr_2389.pdf",
    "filename": "1740140199854_igr_2389.pdf",
    "path": "cases/67b7315bc594f0b7b657ddf1/
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Other Composition :			