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{
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    "RVDSValues": true,
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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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  "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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"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": "",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "lastName": "Patil",
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        "label": "Registered Valuer"
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  {
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    "role": "VALUER",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  }
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    "label": true
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  "label": true
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  "value": "",
  "label": false
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  "value": "Skywards Regency",
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  "value": "",
  "label": false
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  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Thane Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Open Plot",
    "south": "Road",
    "east": "Open Plot"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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      "south": "Flat No. 902",
      "west": "Passage & Staircase"
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    "asPerDocument": {
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      "west": "Passage & Staircase"
    }
  }
}
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    "taxies": {
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    },
    "privateCars": {
      "title": "Private Cars"
    }
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  "extraDetailOfProperty": "",
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RB / 2024 / APL / 00244 dated 18.02.2025 issued by Thane Municipal Corporation
norms",
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  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "compositions": []
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  "salvageValue": "",
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  "depreciatedBuildingRate": ""
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"igrFinalRate": {
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  "rate": "52300.00",
  "squareMeterGuideLineRate": "54915.00",
  "squareFeetGuideLineRate": "5102.00"
},
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  "propertyTypeOfUseList": {
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  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "8,000/- (Expected rental income per month after completion\nof\nconstruction works)\n",
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  "taxPaidHolderName": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developing Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
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  }
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"waterTank": {
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  "label": "Proposed Municipal Water Supply"
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"pavementLaid": {
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  "label": "Proposed, Yes"
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"carParking": "Proposed Stilt Car Parking",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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  "label": "Building Under Construction"
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  "label": "Proposed Standard"
},
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  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"maintenancelssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
}
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"groundStilt": {
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  "label": "Part Ground + Part Stilt"
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"yearOfConstructionAsPer": {
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  "label": "As per site information"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "9",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "457.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1741167373282_Image.png",
    "routeLat": "19.158882",
    "routeLng": "73.041902",
    "stationName": "Diva Junction",
    "routeDistance": "3.7 Km.",
    "routeStation": {
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      "label": "Railway Station"
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  "type": "Point"
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    "name": "ed11rg",
    "image": "cases/67c67c94a8da631a7e900500/
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  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "0",
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"finalValue": "3536000.00"
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  "number": "2310874",
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  "generatedBy": "60f915d3f3dd69653a592199"
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    "percentage": "5",
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    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "15",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
  },
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"isHideFloor": false,
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  "label": "External Plastering",
  "floorsCompleted": "10",
  "percentage": "2.33",
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  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "5",
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  "isHideFloor": false,
  "status": true
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"label": "External Painting",
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"status": true
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"isHideFloor": false,
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"passageStaircaseLobbyDevelopment": {
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"floorsCompleted": "",
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"status": true
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"floorsCompleted": "",
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"status": true
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      "path": "cases/67c67c94a8da631a7e900500/externallmg_1741099440229_1741099435909_image_5.jpeg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Living Room",
      "path": "cases/67c67c94a8da631a7e900500/externallmg_1741099494823_1741099489268_image_1.jpeg",
      "orientation": "landscape"
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    {
      "status": false,
      "_id": "67c711eae2b36e481ccbf014",
      "name": "Living Room",
      "path": "cases/67c67c94a8da631a7e900500/externallmg_1741099495703_1741099489269_image_4.jpeg",
      "orientation": "portrait"
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    {
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      "name": "Living Room",
      "path": "cases/67c67c94a8da631a7e900500/externallmg_1741099496143_1741099489269_image_7.jpeg",
```

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    "orientation": "portrait"
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    "path": "cases/67c67c94a8da631a7e900500/
externallmg_1741099497698_1741099489269_image_13.jpeg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67c67c94a8da631a7e900500/
externallmg_1741099497437_1741099489269_image_12.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/67c67c94a8da631a7e900500/
externallmg_1741099495878_1741099489269_image_5.jpeg",
    "orientation": "landscape"
  }
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  "carpetRateRange": {
    "min": "7439.00",
    "max": "9969.00"
  },
  "builtUpRateRange": {
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    "max": "9063.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
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"detailsOfValuation": {
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    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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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",
  "estimatedValue": "0.00",
  "status": true,
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"title": "Electricity deposits / electrical fittings, etc",
"quantity": "0.00",
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"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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  "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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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  "lessValueDetails": [],
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  "additionTotalValue": 0,
  "lessTotalValue": 0,
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
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  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
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"finalValuationArea": "416.00",
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Sanjay Basawanappa Kalshetty And Mrs. Sulochana Sanjay
Kalshetty",
"ownerPhoneNo": "8080020940",
"appAddress": "Flat no. 901, 9th Floor, Wing - B, Skywards Regency, Shil Diva Road,
village - Dawle",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    }
  }
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},
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  "toPage": 0
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"attachInReport": true,
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    "label": "Promoter"
  },
  "Promoter": "M/s. Skywards Vision Developers",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mr. Sanjay Basawanappa Kalshetty And Mrs. Sulochana Sanjay
Kalshetty",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "4273/2025 dated 25.02.2025"
},
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"displayStatus": true,
"id": "920344",
"path": "cases/67c67c94a8da631a7e900500/
document_1741061240811_1741061239041_Adobe_Scan_03_Mar_2025_10.pdf",
"fileName":
"document_1741061240811_1741061239041_Adobe_Scan_03_Mar_2025_10.pdf"
},
{
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    "label": "RERA Certificate",
    "value": "60ae129faa6d152c1801b47d"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": true,
  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    }
  }
}
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      "label": "Document No"
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  },
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  "id": "190929",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Wed Mar 05 2025 11:04:05 GMT+0000 (Coordinated Universal Time)"
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  },
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    "toPage": 0
  },
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      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "TMCB / RB / 2024 / APL / 00244 dated 18.02.2025"
},
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/67c67c94a8da631a7e900500/
document_1741172783729_SKYWARDS_PLANS.pdf",
  "id": "316067",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Wed Mar 05 2025 11:06:36 GMT+0000 (Coordinated Universal Time)"
}
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"caseNumber": "014663",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 04 2025 04:07:48 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sanjay Basawanappa Kalshetty And Mrs. Sulochana Sanjay Kalshetty",
    "phone": "8080020940",
    "ownershipShare": "",
    "email": "",
    "id": "163465"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "118071",
    "name": "Bedroom",
    "length": "10.25",
    "length1": "10",
    "length2": "3",
    "width": "9.42",
    "width1": "9",
    "width2": "5",
    "totalArea": "96.52",
    "images": [],
    "extraAreas": [],
    "finalArea": "96.52"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
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"name": "Living Room",
"length": "9.75",
"length1": "9",
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"width": "12.92",
"width1": "12",
"width2": "11",
"totalArea": "125.94",
"images": [],
"extraAreas": [],
"finalArea": "125.94"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "7.17",
  "width1": "7",
  "width2": "2",
  "totalArea": "72.86",
  "images": [],
  "extraAreas": [],
  "finalArea": "72.86"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "2.75",
  "length1": "2",
  "length2": "9",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "12.83",
  "images": [],
  "extraAreas": [],
```

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"finalArea": "12.83"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "5.92",
  "width1": "5",
  "width2": "11",
  "totalArea": "23.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.17"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "2.67",
  "length1": "2",
  "length2": "8",
  "width": "3.67",
  "width1": "3",
  "width2": "8",
  "totalArea": "9.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "9.78"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
```

```
    "label": "Cupboard",
    "value": "Cupboard"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "2.17",
  "length1": "2",
  "length2": "2",
  "width": "6.67",
  "width1": "6",
  "width2": "8",
  "totalArea": "14.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.44",
  "percentageBeforeTotal": "14.44",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "2.17",
  "length1": "2",
  "length2": "2",
  "width": "10.67",
  "width1": "10",
  "width2": "8",
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  "images": [],
  "extraAreas": [],
  "finalArea": "23.11",
  "percentageBeforeTotal": "23.11",
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"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "length": "1.67",
  "length1": "1",
  "length2": "8",
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  "width1": "5",
  "width2": "2",
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  "images": [],
  "extraAreas": [],
  "finalArea": "8.61",
  "percentageBeforeTotal": "8.61",
  "percentage": "100"
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{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
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"width": "9.17",
"width1": "9",
"width2": "2",
"totalArea": "18.33",
"images": [],
"extraAreas": [],
"finalArea": "18.33",
"percentageBeforeTotal": "18.33",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "length": "2.08",
  "length1": "2",
  "length2": "1",
  "width": "7.17",
  "width1": "7",
  "width2": "2",
  "totalArea": "14.93",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.93",
  "percentageBeforeTotal": "14.93",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
}
```

```
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "5",
"length": "2.33",
"length1": "2",
"length2": "4",
"width": "3.75",
"width1": "3",
"width2": "9",
"totalArea": "8.75",
"images": [],
"extraAreas": [],
"finalArea": "8.75",
"percentageBeforeTotal": "8.75",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "487139",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "416",
    "squareMeterArea": "38.65",
    "docFinalBuiltUp": "457.6",
    "docFinalBuiltUpSquareMeter": "42.515",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
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"area": "370.00",
"squareMeterArea": "34.37",
"expectedRate": "8491.89",
"percentage": ""
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"builtUpArea": {
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"fullAddress": "Residential Flat No. 901, 9th Floor, Wing - B, Skywards Regency,
Phadke Pada, Shil Diva Road, Near Bharat Gear Company, Opp. Phadkeshwar Mandir,
Village - Davale, Diva, Taluka - Thane, District - Thane, PIN Code - 421 204, State -
Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
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"email": "",
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"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"rerald": "",
"siteVisitContactNo": "9321549080",
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"finalAreaType": "Carpet Area",
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"flatRate": "8500",
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"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
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"finalCarpetArea": "429.27",
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"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "\nCarpet Area in Sq. Ft. = 341.00\nCupboard Area in Sq.
Ft. = 14.00\nBalcony Area in Sq. Ft. = 50.00\nDry Balcony Area in Sq. Ft. = 24.00\nTotal
Carpet Area in Sq. Ft. = 429.00\n(Area as per Actual Site Measurement)\n\n",
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Universal Time)",
"siteVisitDate": "2025-03-03"
}

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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Bedroom	10'3"	9'5"	96.52
Living Room	9'9"	12'11"	125.94
Kitchen	10'2"	7'2"	72.86
Passage	2'9"	4'8"	12.83
Toilet	3'11"	5'11"	23.17

Toilet	2'8"	3'8"	9.78
Other Composition :			
Cupboard	2'2"	6'8"	14.44
Balcony Area	2'2"	10'8"	23.11
Balcony Area	1'8"	5'2"	8.61
Balcony Area	2'00"	9'2"	18.33
Dry Balcony	2'1"	7'2"	14.93
Dry Balcony	2'4"	3'9"	8.75