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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Sayali",
    "type": "CREDITOFFICER",
    "_id": "64bb68b0a87c525d5c04abb3",
    "lastName": "Bangar",
    "mobileNo": "",
    "workMobileNo": "8097275708",
    "email": "cord.racpckalyan@sbi.co.in"
  },
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  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
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  "status": true
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  "name": "RACPC Kalyan",
  "email": "cord.racpckalyan@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan
Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103 \n\n",
  "ledgerName": "",
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  "label": "Land & Building / Immovable Property"
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"staff": {
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  "firstName": "Prakash ",
  "email": "prakashnvetkoli@gmail.com",
  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
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"siteEngineer": {
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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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"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "email": "shilvanta_pratibha@yahoo.co.in",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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      "remark": ""
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  "schedule": []
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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  "value": "Thane",
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"city": {
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  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
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  "label": false
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "label": false
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  "label": false
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "populationGroupList": {
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"value": "Urban",
"label": "Urban"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Internal Road",
  "west": "Sairam Pride Apartment",
  "south": "Sonale-Bapgaon Road",
  "east": "Siddhivinayak Sankul Building"
},
"asPerDocumentAgreement": {
  "north": "Land of Kishor Karbhari having S. No. 95/2P and Road",
  "west": "Land of Subhash Goyanka having S. No. 95/1",
  "south": "Land of Gulam Bardi having S. No. 94",
  "east": "Land Gulam Bardi having S. No. 95/5"
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"unitBoundaries": {
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    "south": "Marginal Space",
    "west": "Marginal Space"
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  "asPerDocument": {
    "north": "Flat No. 303",
    "east": "Flat No. 301",
    "south": "Marginal Space",
    "west": "Marginal Space"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
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  "buses": {
    "title": "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 Plan, the composition of flat will be 2
Bedrooms + Living Room + Kitchen + 2 Toilets + Balcony + Terrace (i.e., 2BHK)",
"dateOfIssusApprovePlan": " Copy of Approved Building Plan No.BS / REKHAKAN /
BP / Bapgaon / Bhiwandi / SSTHANE / 2844 Dated 30.11.2022 issued by Town Planner
Thane (As Download from RERA Site)",
"approvePlanVerified": "Yes",
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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "24100",
  "landRate": "1970",
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  "squareMeterGuideLineRate": "24100.00",
  "squareFeetGuideLineRate": "2239.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "label": "Residential Purpose"
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"monthlyRent": "N.A.",
"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 Local norms",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "Proposed RCC SLab"
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonry"
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  "waterTank": {
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"label": "Proposed, Yes"
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"carParking": "Proposed Along with Stilt Parking No. P-16",
"constructionWorkStatus": {
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  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2027",
  "fullDate": "1/1/2027"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
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  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"materialUsedList": {
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  "label": "Building Under Construction"
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  "value": "Proposed_Standard",
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"structuralSafety": {
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  "label": "Building Under Construction"
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"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
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"label": "Proposed Connected to Municipal Sewerage System "
},
},
"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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},
"appearanceOfTheBuilding": {
"value": "UnderConstruction",
"label": "Building Under Construction"
},
},
"maintenanceOfTheBuilding": {
"value": "UnderConstruction",
"label": "Building Under Construction"
},
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"maintenanceIssues": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"visibleDamageInBuilding": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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},
"systemOfAirConditioning": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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},
"provisionOfFirefighting": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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},
"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
},
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
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"noOfPodium": "",
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"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "9"
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"finalPlinthArea": {
  "area": "947.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67ce97ce7e0bb1d5cc3264bd/
routeMap_1741693053847_Image.png",
    "routeLat": "19.281966",
    "routeLng": "73.145640",
    "stationName": "Kalyan",
    "routeDistance": "6.7 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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  "type": "Point"
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  "finallatLng": false
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    "id": "3c1yr",
    "name": "3c1yr",
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "bookValue": "0",
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"outward": {
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"date": "Wed Mar 12 2025 04:23:46 GMT+0000 (Coordinated Universal Time)",
"number": "2310982",
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"generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"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": {
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    "floorsCompleted": "5",
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    "isHideFloor": false,
    "status": true
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    "status": true
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  "externalBrickWork": {
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    "isHideFloor": false,
    "status": true
  },
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"percentage": "0.00",
"isHideFloor": false,
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"externalPlastering": {
"label": "External Plastering",
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"isHideFloor": false,
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"window": {
"label": "Window",
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"floorsCompleted": "",
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"status": true
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "26.46",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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"reportImages": {
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "externallmg_1741601036169_1741601034409_image_1.jpeg",
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    "path": "cases/67ce97ce7e0bb1d5cc3264bd/
externallmg_1741601085191_1741601072948_image_0.jpeg",
    "orientation": "landscape"
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"compositionImages": []
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  "carpetRateRange": {
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    "max": "8023.00"
  },
  "builtUpRateRange": {
    "min": "4353.00",
    "max": "7294.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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"isEditable": true
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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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  "quantity": "0.00",
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"estimatedValue": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"factorFavoringValue": {
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  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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  "value": "LEAD"
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"isExternalReport": false,
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Deepak Rameshwar Nagpure & Mrs. Aarti Dipak Nagpure",
"ownerPhoneNo": "9373663280",
"fullAddress": "Residential Flat No. 302, 3rd Floor, Belpatra, Bapgaon Naka, Opp.
Bapgaon Police Station, Gandhari Road, Village - Bapgaon, Taluka - Bhiwandi, District
- Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      }
    }
  }
]
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    },
    "Promoter": "M/s. Mahadev Developers ",
    "to": {
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      "label": "Allottee"
    },
    "Allottee": "Mr. Deepak Rameshwar Nagpure & Mrs. Aarti Dipak Nagpure",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "2650/2025"
  },
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  "displayStatus": false,
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  "path": "cases/67ce97ce7e0bb1d5cc3264bd/
document_1741592498189_AGREEMTN_0001.pdf",
  "id": "854948",
  "uploadedBy": "6410199a140f140ffc59b58c",
  "createdAt": "Mon Mar 10 2025 07:42:06 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "label": "RERA Certificate",
    "value": "60ae129faa6d152c1801b47d"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700053122"
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  "isHardCopy": false,
  "displayStatus": true,
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"id": "765977",
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"fileName": "document_1741592521852_RERA_0001.pdf"
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{
  "documentType": {
    "label": "Commencement Certificate",
    "value": "60ae1247aa6d152c1801b2ea"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "22/05/2023",
    "remark": " issued by The Collector Thane",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "Mahsul / K-1 / T-8 / BP / Bapgaon -Bhiwandi / SR No. 08 / 2022"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1741691695553_1_Commencement_Certificates__NA_Or
der_for_plotted_development__20250311T164017438.pdf",
  "path": "cases/67ce97ce7e0bb1d5cc3264bd/document_1741691695553_1_Comme
ncement_Certificates__NA_Order_for_plotted_development__20250311T164017438.
pdf",
  "id": "557831",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Tue Mar 11 2025 11:14:55 GMT+0000 (Coordinated Universal Time)"
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    "value": "60ae1277aa6d152c1801b3cc"
  },
  "attachConfig": {
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    "toPage": 0
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  "label": "No"
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"isHardCopy": false,
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"path": "cases/67ce97ce7e0bb1d5cc3264bd/document_1741691864535_2_Building
_Plan_Approval___NA_Order_for_plotted_development_45.pdf",
"fileName": "document_1741691864535_2_Building_Plan_Approval___NA_Order_f
or_plotted_development_45.pdf"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "014800",
"createdBy": "6410199a140f140ffc59b58c",
"caseHistory": [
  {
    "id": "887540",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Mar 10 2025 07:42:06 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Deepak Rameshwar Nagpure & Mrs. Aarti Dipak Nagpure",
    "phone": "9373663280",
    "ownershipShare": "",
    "email": "",
    "id": "741145"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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{
  "typeOfDocument": {
    "label": "Agreement for sale",
    "value": "60af48bf2ffdf65bcd6585fa"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "79.99",
  "totalAreaDocument": "861",
  "docBultupPercentage": "10",
  "docFinalBultUp": "947.10",
  "docFinalBultUpSquareMeter": "87.99",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "126868"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "454.55",
      "squareMeterArea": "42.23",
      "expectedRate": "6377.74",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "500.00",
      "squareMeterArea": "46.45",
      "expectedRate": "5798.00",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
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    "property": "Flat",
    "area": "500",
  }
]
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"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "2899000",
"expectedRate": "6377.74",
"builtUpExpectedRate": "2899000",
"image": "cases/67ce97ce7e0bb1d5cc3264bd/
indicator_1741686470839_Image.png",
"squareMeter": "46.45",
"id": "766528"
},
{
  "carpetArea": {
    "area": "536.00",
    "squareMeterArea": "49.80",
    "expectedRate": "8022.39",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "589.60",
    "squareMeterArea": "54.78",
    "expectedRate": "7293.08",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Flat",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Dwello.com",
  "expectedPrice": "4300000",
  "expectedRate": "8022.39",
  "builtUpExpectedRate": "7293.08",
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"image": "cases/67ce97ce7e0bb1d5cc3264bd/
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"area": "612.00",
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"squareMeterArea": "62.54",
"expectedRate": "4352.64",
"percentage": "10"
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"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
},
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"area": "612",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "2930200.00",
"expectedRate": "4787.91",
"builtUpExpectedRate": "4352.64",
"image": "cases/67ce97ce7e0bb1d5cc3264bd/
indicator_1741686541233_Image.png",
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"id": "416433"
},
{
"carpetArea": {
"area": "628.00",
"squareMeterArea": "58.34",
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    "expectedRate": "5668.47",
    "percentage": ""
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  "builtUpArea": {
    "area": "690.80",
    "squareMeterArea": "64.18",
    "expectedRate": "5153.16",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": true,
  "_id": "67d007e3021414d63ce0a687",
  "property": "Flat",
  "area": "628",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "3559800.00",
  "expectedRate": "5668.47",
  "builtUpExpectedRate": "5153.16",
  "image": "cases/67ce97ce7e0bb1d5cc3264bd/
indicator_1741686579294_Image.png",
  "squareMeter": "58.34",
  "id": "361909"
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    "status": false,
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    "name": "externalImg_1741601085191_1741601072948_image_0.jpeg",
    "path": "cases/67ce97ce7e0bb1d5cc3264bd/
externalImg_1741601085191_1741601072948_image_0.jpeg",
    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
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    "status": false,
    "_id": "67ceb9448037ced5d2436ffd",
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    "path": "cases/67ce97ce7e0bb1d5cc3264bd/
externallmg_1741601086588_1741601072948_image_1.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "67ceb9448037ced5d2436ffe",
    "name": "externallmg_1741601087929_1741601072948_image_2.jpeg",
    "path": "cases/67ce97ce7e0bb1d5cc3264bd/
externallmg_1741601087929_1741601072948_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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Name	Length	Width	Total
Composition :			
Other Composition :			