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{
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    "RVDSValues": false
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    "firstName": "Rohan ",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@sbi.co.in"
  },
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"_id": "643a5702108b68389ed72f71",
"name": "Mumbai",
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"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "remark": "Temp",
  "status": true
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  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kiro Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
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  "label": "Land & Building / Immovable Property"
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  "role": "PICKUPPERSON",
  "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",
  "workWithDocumentMaker": "",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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    "firstName": "Manoj",
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": true
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  "value": "",
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "value": "",
  "label": false
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"label": "Middle Class"
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  "label": "Mumbai Metropolitan Region Development Authority"
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"whetherCoveredUnderAnyState": {
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  "north": "Building No. 4",
  "west": "Building No. 6",
  "south": "Road",
  "east": "Road"
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  "south": "Details not available",
  "east": "Details not available"
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "As per approved plan / As per site information, the
composition of Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilets + Deck Area+
Utility Area.",
"dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. SROT /
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Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali - 01 / OC Buildings 5, 6 & 9 / Vol - 39 / 509 / 2023 dated 28.03.2023 issued by MMRDA",

"approvePlanVerified": "N.A.",  
"empanelledOfApprovePlan": "N.A."

},

"compositeRate": {

"remark": "At the time of visit, Builder has not allowed for Internal Site Inspection, Measurement & Internal Photographs of the property. Details about the property has been provided by Sales Person - Anuja (Contact No. 8097793668)",

"depreciationPercentage": "",  
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"salvageValue": "",  
"depreciatedCostOfConstruction": "",  
"depreciatedBuildingRate": ""

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"igrRate": {

"propertyName": "Residential",  
"rate": "63900",  
"landRate": "9600",  
"igrImage": "cases/65a4cc5802c44c777bb4f059/igr\_1705313810925\_Image.png",  
"squareMeterGuideLineRate": "73485.00",  
"squareFeetGuideLineRate": "6827.00"

},

"igrFinalRate": {

"floorRatePercentage": "15",  
"depreciationPercentage": "0",  
"rate": "63900.00",  
"squareMeterGuideLineRate": "73485.00",  
"squareFeetGuideLineRate": "6827.00"

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"value": "Medium",  
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"value": "Residential\_Purpose",  
"label": "Residential Purpose"

},

"propertyOccupiedByList": {  
"value": "External\_Site\_Visit\_Only",  
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"monthlyRent": "20000",  
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"taxPaidHolderName": "Details not available",

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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MMRDA / KDMC norms",
"tenantName": "",
"maintenanceOfFlat": "Internal Visit not allowed"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Stilt + Open Car Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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"fullDate": "1/1/2023"
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "23",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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  "area": "0.00"
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  "routeMapDetail": {
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    "value": "Railway_Station",
    "label": "Railway Station"
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routeMap_1705316975111_Image.png",
  "routeLat": "19.184751",
  "routeLng": "73.087149",
  "stationName": "Dombivli",
  "routeDistance": "5.5 Km."
},
"finalLatLng": {
  "coordinates": [
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    null
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finalLatLng": true
},
"locationMapImg": [
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    "name": "4x015e",
    "image": "cases/65a4cc5802c44c777bb4f059/
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  }
]
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"valuation": {
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  "totalwardrobesRate": "0",
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  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "8097200.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "8097200.00"
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"outward": {
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  "date": "Mon Jan 15 2024 17:26:58 GMT+0530 (India Standard Time)",
  "number": "2304523",
  "dayCount": "11",
  "monthCount": "225",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "InProgress",
    "percentage": "0.00",
    "isHideFloor": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"ownerPhoneNo": "8879496436",
"appAddress": "Flat no. 2307, 23rd Floor, Runwal Garden Phase 1, Building no. 05,
Gharivali, Kalyan Dombivali ",
"remark": "value confirm Shobha madam ",
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    "from": {
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  },
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"Developers": "Runwal Residency Pvt. Ltd.",
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  "label": "purchaser"
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"number": {
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  "label": "Document No"
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"Document_No": "616/2024"
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"fileName": "document_1705299003208_1705299119284_Index_2_.pdf"
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "Document No"
    }
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  "Document_No": "P51700022699"
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    "label": "Document No"
  },
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Sagaon - 01 / Site - A / Vol. VIII / 441 / 2020"
},
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      "label": "Mumbai Metropolitan Region Development Authority"
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      "value": "Document_No",
      "label": "Document No"
    },
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01 / OC Buildings 5, 6 & 9 / Vol - 39 / 509 / 2023 "
  },
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"title": "Create Lead",
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"datetime": "Mon Jan 15 2024 11:40:32 GMT+0530 (India Standard Time)"
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"name": "Dr. Saima Salim Qureshi & Dr. Rifhat Salim Qureshi",
"phone": "8879496436",
"ownershipShare": "",
"email": "",
"id": "337433"
}
],
"proposePurchasers": [],
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"docMeasurementType": {
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"label": "Square Feet"
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"squareMeterArea": "60.67",
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"id": "810480"
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  "areaType": "Carpet",
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  "source": "magic_bricks",
  "expectedPrice": "8200000",
  "expectedRate": "12094.40",
  "builtUpExpectedRate": "10994.90",
  "image": "cases/65a4cc5802c44c777bb4f059/
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  "squareMeter": "62.99",
  "id": "622384"
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{
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  "floor": "13",
  "source": "https://www.99acres.com/",
  "expectedPrice": "6500000",
  "expectedRate": "12896.83",
  "builtUpExpectedRate": "11724.39",
  "image": "cases/65a4cc5802c44c777bb4f059/
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  "floor": "21",
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  "expectedPrice": "7300000",
  "expectedRate": "11928.10",
  "builtUpExpectedRate": "10843.73",
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  "id": "971105"
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  "expectedRate": "12094.40",
  "builtUpExpectedRate": "10994.90",
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  "id": "761877"
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    "orientation": "portrait"
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    "path": "cases/65a4cc5802c44c777bb4f059/
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    "orientation": "landscape"
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    "path": "cases/65a4cc5802c44c777bb4f059/
externallmg_1705316693089_WhatsApp_Image_20240115_at_163436_5.jpeg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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"invoiceId": "65a4cc5902c44c777bb4f060",
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  "label": "Commercial"
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Phase 1, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Village - Gharivali,
Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State -
Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Anuja",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Sales Person",
"siteVisitContactNo": "8097793668",
"buildingServicesRate": "2800.00",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 653.00",
"flatRate": "12400",
"landOtherRate": "9600",
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  "mall": false
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"carpetTotal": "0",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 606.44\nDeck Area in Sq. Ft. =
33.48\nUtility Area in Sq. Ft. = 13.46\nTotal Carpet Area in Sq. Ft. = 653.48\nsay =
653.00 Sq. Ft.\n(Area as per Index - II)",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
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"siteMeasurementRemark": "",
"toBeAdded": "",
"finalSaleablePercentage": "",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Mon Jan 15 2024 16:58:50 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-01-15"
}
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Name	Length	Width	Total
Composition :			
Other Composition :			