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    "lastName": "RANJAN",
    "mobileNo": "",
    "email": "corddesk.rasmecbhy@sbi.co.in",
    "workMobileNo": "9867369914"
  },
  "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"
},
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  "initial": "SBI",
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  "email": "Coorddesk.rasmecbhy@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "RASMECCC Bhayandar Branch Unit No. 101, 102, 103B, 1st Floor, IT
Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, Opp. Maxus Mall, Bhayander
(West), Thane – 401 101, State – Maharashtra, Country – India.",
  "ledgerName": "",
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  "email": "amitsalvi2909@gmail.com",
  "lastName": "Salvi",
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  "lastName": "Shaikh",
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  "designation": "",
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"email": "pradnya@vastukala.org",
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    "lastName": "Chalikwar",
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  "fatherName": "Baburao"
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  "label": false
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  "label": false
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  "key": "suburb",
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  "label": false
}
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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  "fittings": {
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  }
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  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Mira Bhayander Link Road ",
    "east": "Internal Road "
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  "asPerDocumentAgreement": {
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    "west": "18.00 Mtrs. D.P. Road ",
    "south": "25/2, 110/3, 111/1",
    "east": "26/5, 24/3"
  },
  "unitBoundaries": {
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      "west": "",
      "south": "",
      "east": ""
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    "asPerDocument": {
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      "west": "",
      "south": "",
      "east": ""
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  }
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  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": ""
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  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "At the time of site visit, builder has not allowed of internal photographs of flat.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "landRate": "27700",
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  "squareMeterGuideLineRate": "116610.00",
  "squareFeetGuideLineRate": "10833.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "116610.00",
  "squareFeetGuideLineRate": "10833.00"
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    "label": "Medium"
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"value": "Residential_Purpose",
"label": "Residential Purpose"
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MBMC norms ",
"tenantName": "",
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},
"marketability": {
"marketabilityList": {
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"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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"label": "Municipal Water Supply"
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"label": "Completed"
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  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
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  "label": "Residential"
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  "label": "R.C.C. Framed"
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  "label": "R.C.C. Foundation"
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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"label": "Connected to Municipal Sewerage System"
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"walls": {
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
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"noOfPodium": "",
"noOfAmenityFloors": "",
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"flatFloorNo": "29",
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/66346031f76f30369f4e674d/
routeMap_1714823757131_Image.png",
    "routeLat": "19.281472",
    "routeLng": "72.885139",
    "stationName": "Mira Road",
    "routeDistance": "3.8 Km. "
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "hg2648",
      "name": "hg2648",
      "image": "cases/66346031f76f30369f4e674d/
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"totalkitchenArrangementsRate": "0",
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"totalinteriorDecorationsRate": "0",
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"othersQty": "0",
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"finaltotal": "6040000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "6040000.00"
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},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "status": false
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  "status": false
},
"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
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"liftInstallation": {
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"passageStaircaseLobbyDevelopment": {
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"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"status": false
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"workCompleted": {
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}
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"guidelineDetails": {
"finalGuidelineValue": "3598723.00",
"selectedBuildUpValue": "332.20",
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},
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"path": "cases/66346031f76f30369f4e674d/
externalImg_1714709407335_WhatsApp_Image_20240502_at_192903_1.jpeg",
"orientation": "portrait"
}
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    "path": "cases/66346031f76f30369f4e674d/
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    "orientation": "portrait"
  },
  {
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    "path": "cases/66346031f76f30369f4e674d/
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "19718.00",
    "max": "22279.00"
  },
  "builtUpRateRange": {
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    "max": "20254.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
}
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},
"detailsOfValuation": {
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "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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  "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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},
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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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  "value": "LEAD"
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"status": true,
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"ownerPhoneNo": "8454850980",
"appAddress": "FLAT NO 2909 B WING 29 TH FLOOR J P NORTH AVIVA BLDG
VINAY NAGAR NEXT TO RNA COMPLEX MIRA ROAD THANE 401107",
"remark": "SITE VISIT CONTACT SHUBHAM PALEDWAD 8454850980",
"documents": [
  {
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      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "12/04/2024",
      "from": {
        "value": "Promoter",
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    "label": "Promoter"
  },
  "Promoter": "M/s. JP Infra Realty Pvt. Ltd. ",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Nilesh Trilokinath Sharma & Neha Nilesh Sharma ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "6523 / 2024"
},
"isHardCopy": false,
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"fileName":
"document_1714708504352_1714708287903_NILESH_SHARMA__AGREEMENT.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "13/02/2024",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MBMC / O / 7008 / 0002 / 2024 / AutoDCR"
  },
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  "displayStatus": false,
  "id": "249632",
  "path": "cases/66346031f76f30369f4e674d/
document_1714822111116_Part_OC.pdf",
  "fileName": "document_1714822111116_Part_OC.pdf"
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  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MB / MNP / NR / 4192 / 2019 - 20"
  },
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  "displayStatus": false,
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  "path": "cases/66346031f76f30369f4e674d/document_1714822441791_CC.pdf",
  "fileName": "document_1714822441791_CC.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "13/02/2024",
    "nameOfApprovingAuthority": {
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MBMC / O / 7008 / 0002 / 2024 / AutoDCR"
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  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1714822507386_Plan.pdf",
}
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"createdAt": "Sat May 04 2024 17:05:08 GMT+0530 (India Standard Time)"
},
{
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/09/2021",
    "remark": "(As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700023940"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/66346031f76f30369f4e674d/
document_1714822588819_P51700023940.pdf",
"fileName": "document_1714822588819_P51700023940.pdf"
}
],
"caseNumber": "008505",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "922520",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri May 03 2024 09:25:29 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Nilesh Trilokinath Sharma & Neha Nilesh Sharma ",
    "phone": "8454850980",
    "ownershipShare": "",
    "email": "",
    "id": "877563"
  }
],
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"proposePurchasers": [],
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      "label": "Square Feet"
    },
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    "name": "Bedroom",
    "length": "7.42",
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    "length2": "5",
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    "width1": "8",
    "width2": "11",
    "totalArea": "66.13",
    "images": [],
    "finalArea": "66.13",
    "extraAreas": []
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      "label": "Square Feet"
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    "name": "Passage",
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    "length2": "11",
    "width": "3.67",
    "width1": "3",
    "width2": "8",
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    "images": [],
    "extraAreas": [],
    "finalArea": "14.36"
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  {
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      "label": "Square Feet"
    },
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"length": "6.25",
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"width1": "8",
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"extraAreas": [],
"finalArea": "55.73"
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "3.42",
  "width1": "3",
  "width2": "5",
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  "images": [],
  "extraAreas": [],
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{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Living Room",
  "length": "8.92",
  "length1": "8",
  "length2": "11",
  "width": "9.92",
  "width1": "9",
  "width2": "11",
  "totalArea": "88.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "88.42"
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}
],
"otherComposition": [
  {
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      "value": "Carpet"
    },
    "name": {
      "label": "Cupboard",
      "value": "Cupboard"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "3.42",
    "length1": "3",
    "length2": "5",
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    "width1": "1",
    "width2": "10",
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    "images": [],
    "extraAreas": [
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          "value": "Square_Feet",
          "label": "Square Feet"
        },
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        "extraAreaType": "Add",
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        "length2": "00",
        "width": "1.00",
        "width1": "1",
        "width2": "00",
        "totalArea": "25.00"
      }
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    "percentageBeforeTotal": "31.26",
    "percentage": "100"
  }
]
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},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
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    "value": "Flower_Bed_Area"
  },
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    "label": "Square Feet"
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  "length": "2.17",
  "length1": "2",
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  "width1": "7",
  "width2": "11",
  "totalArea": "17.15",
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  "extraAreas": [
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        "value": "Square_Feet",
        "label": "Square Feet"
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      "name": "Extra ",
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      "length": "5.42",
      "length1": "5",
      "length2": "5",
      "width": "3.83",
      "width1": "3",
      "width2": "10",
      "totalArea": "20.76"
    }
  ],
  "finalArea": "37.91",
  "percentageBeforeTotal": "37.91",
  "percentage": "100"
},
{
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"toBeAdded": {
  "label": "Carpet",
  "value": "Carpet"
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"name": {
  "label": "Dry Balcony Area",
  "value": "Dry_Balcony_Area"
},
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "2",
"length": "2.92",
"length1": "2",
"length2": "11",
"width": "6.42",
"width1": "6",
"width2": "5",
"totalArea": "18.71",
"images": [],
"extraAreas": [],
"finalArea": "18.71",
"percentageBeforeTotal": "18.71",
"percentage": "100"
},
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "28.06",
  "totalAreaDocument": "302",
  "docBultupPercentage": "10",
  "docFinalBultUp": "332.20",
  "docFinalBultUpSquareMeter": "30.86",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "431.86",
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"docFinalSaleableSquareMeter": "40.12",
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}
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"expectedRate": "19867.55",
"percentage": ""
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"builtUpArea": {
"area": "332.20",
"squareMeterArea": "30.86",
"expectedRate": "18061.41",
"percentage": "10"
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"saleableArea": {
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"area": "302",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "6000000",
"expectedRate": "19867.55",
"builtUpExpectedRate": "18061.41",
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indicator_1714816439167_Image.jpeg",
"squareMeter": "28.06",
"id": "669300"
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"carpetArea": {
"area": "302.00",
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"squareMeterArea": "28.06",
"expectedRate": "19717.95",
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"builtUpArea": {
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  "squareMeterArea": "30.86",
  "expectedRate": "17925.41",
  "percentage": "10"
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
"_id": "66360653a98105612e6e767e",
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"area": "302",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedRate": "19717.95",
"builtUpExpectedRate": "17925.41",
"image": "cases/66346031f76f30369f4e674d/
indicator_1714816456256_Image.jpeg",
"squareMeter": "28.06",
"id": "839259"
},
{
  "carpetArea": {
    "area": "359.09",
    "squareMeterArea": "33.36",
    "expectedRate": "22278.54",
    "percentage": ""
  },
  "builtUpArea": {
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"fullAddress": "Residential Flat No. 2902, 29th Floor, Wing - B, Aviva , JP North Aviva ,
Vinay Nagar, Near R.N.A Complex, Village - Ghodbunder, Mira Road (East), Taluka -
Thane , District - Thane, PIN - 401 107, State - Maharashtra, Country - India",
"addressForMap": "",
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"contactPersonName": "Mr. Dhananjay ",
"email": "",
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + Toilet",
"carpetTotal": "238.31",
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"otherCompositionCarpetTotal": "87.88",
"otherCompositionSaleableTotal": "0.00",
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"finalBuiltupArea": "358.81",
"finalCarpetArea": "326.19",
"finalSalableArea": "394.69",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "\nCarpet Area in Sq. Ft. = 263.00\nAdditional Area in Sq. Ft. =
39.00\n",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 238.00\nFlower Bed Area in Sq.
Ft. = 38.00\nCup Board Area in Sq. Ft. = 31.00\nDry Balcony Area in Sq. Ft. = 19.00\n\nAll the above areas are within +/- 10% of the Agreement for Sale Area. The above
calculations and detail measurements taken by us prove that the Agreement for Sale
area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale
area.\n\n",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "10",
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"flatRate": "20000",
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"siteVisitDate": "2024-05-02"
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Name	Length	Width	Total
Composition :			
Bedroom	7'5"	8'11"	66.13
Passage	3'11"	3'8"	14.36
Kitchen	6'3"	8'11"	55.73
Toilet	4'00"	3'5"	13.67
Living Room	8'11"	9'11"	88.42
Other Composition :			
Cupboard	3'5"	1'10"	6.26
Flower Bed Area	2'2"	7'11"	17.15

Dry Balcony Area

2'11"

6'5"

18.71
