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{
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  "toAssess": {
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    "type": "CREDITOFFICER",
    "_id": "635f732fe363ef22db2f1c80",
    "firstName": "Ravindra Sir",
    "lastName": "sir",
    "mobileNo": "",
    "email": "1sbi.14677@sbi.co.in",
    "workMobileNo": "7738642220"
  },
  "fees": {
    "type": "fixed",
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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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "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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  "branchCode": "000167",
  "type": "BRANCH",
  "name": "RACPC Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
  "alternateMobileNo": "",
  "address": "Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4,
Railway Station Building, C.B.D. Belapur, Navi Mumbai - 400 614, State - Maharashtra,
Country - India.",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
},
"siteEngineer": {
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  "_id": "60f9462345132d6a6bddb9d5",
  "role": "SITEENGINEER",
  "firstName": "Dashrath ",
  "email": "dasrat.jaiswar1234@gmail.com",
  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
  "designation": "",
  "shortName": "DFJ",
  "workWithDocumentMaker": ""
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "role": "MAKER",
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        "label": "Registered Valuer"
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
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"fatherName": "Baburao"
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  "longitude": "72.87933755508021"
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      "dateTime": "2024-05-29",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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"label": true
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  "value": "Kurla ",
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"value": "",
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  "key": "buildingName",
  "value": "Raunak Centrum ",
  "label": false
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  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
  "value": "Off. Eastern Express Highway, Rahul Nagar No. 2, Near Vasant Dada
Engineering College",
  "label": false
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"street2": {
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  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "key": "wing",
  "value": "A (As per SRA Wing - A is Wing E)",
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"label": true
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  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
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  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
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  "value": "Sion (East)",
  "label": false
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"flatSpecifications": {
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    "label": "Proposed 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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"whetherCoveredUnderAnyState": {
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"asPerActualAgreement": {
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"west": "Vasantdada Patil Pratishthan's College of Engineering",
"south": "Road No. 2",
"east": "Open Plot "
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"asPerDocumentAgreement": {
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"west": "Details not available ",
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"east": "Details not available "
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"west": "",
"south": "",
"east": ""
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"west": "",
"south": "",
"east": ""
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"setDisplay": false,
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    },
    "extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat is 2
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    "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SRA / ENG / 2655 /
    L / STBL / AP dated 16.11.2021 issued by SRA.",
    "approvePlanVerified": "Yes",
    "empanelledOfApprovePlan": "No",
    "unauthorizedConstruction": ""
  },
  "landAndBuildingDetails": {
    "actualBuildingBoundaries": [],
    "documentsBuildingBoundaries": []
  },
  "compositeRate": {
    "remark": "As the time of site visit, internal visit not allowed at site. The details about
    the work progress status have been provided by Sales Person Miss. Rashmita Kaur
    (Sales Manager) Mobile No. 8657937465.",
    "depreciationPercentage": "",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "",
    "depreciatedCostOfConstruction": "",
    "depreciatedBuildingRate": ""
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  "igrRate": {
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    "rate": "129690",
    "landRate": "48390",
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    "squareMeterGuideLineRate": "142659.00",
    "squareFeetGuideLineRate": "13253.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "10",
    "depreciationPercentage": "0",
    "rate": "129690.00",
    "squareMeterGuideLineRate": "142659.00",
    "squareFeetGuideLineRate": "13253.00"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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},
"propertyOccupiedByList": {
  "value": "Building_is_under_construction_",
  "label": "Building is 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 SRA norms ",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed One Car Parking Space ",
  "constructionWorkStatus": {
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"asthetikLook": {
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  "month": "1",
  "year": "2028",
  "fullDate": "1/1/2028"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C._Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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  "label": "Proposed, Yes"
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"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "3",
"noOfPodium": "2",
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"noOfDwellingUnitsInBuilding": "13"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6655b0fe05de72512028f209/
routeMap_1717050074045_Image.png",
    "routeLat": "19.050944",
    "routeLng": "72.878944",
    "stationName": "Chunabhatti ",
    "routeDistance": "1.4 Km. "
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
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    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "wzvz7m",
      "name": "wzvz7m",
      "image": "cases/6655b0fe05de72512028f209/
routeMap_1717049936816_Image.png"
    }
  ]
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
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"isHideFloor": false,
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"rccPlinth": {
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  "floorsCompleted": "Complete",
  "percentage": "5",
  "isHideFloor": false,
  "status": true
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
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  "isHideFloor": false,
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  "label": "Internal Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "isHideFloor": false,
  "status": false
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"door": {
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"status": true
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  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "10.00",
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  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "673.20",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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    }
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    "orientation": "portrait"
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    "orientation": "portrait"
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externallmg_1716982675328_1716982502276_image_3.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "26639.00",
    "max": "28930.00"
  },
  "builtUpRateRange": {
    "min": "24217.00",
    "max": "26300.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
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"estimatedValue": "0.00",
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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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  "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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  "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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"isSiteMeasurementAllowed": false,
"finalValuationArea": "612.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentIds": [],
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"ownerName": "Mr. Ashish Choithram Devnani & Mrs. Harsha Ashish Devnani ",
"ownerPhoneNo": "8657937465",
"appAddress": "flat no. 1407 . q4 th floor A wing Bldg village chembur Exciprss
highway chunabhatti Bldg Raunak group kurla ",
"remark": "internal photos not allowed as per security.",
"documents": [
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      "value": "60ae1254aa6d152c1801b326"
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    "inputs": {
      "documentDate": "22/05/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Raunak Jigna Associates ",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
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      "Allottee": "Mr. Ashish Choithram Devnani & Mrs. Harsh Ashish Devnani ",
      "number": {
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"fileName": "document_1716891895873_1716891738660_Ashish_Devnani.pdf"
},
{
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "10/03/2022",
    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800033269"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1717048481836_P51800033269.pdf",
"path": "cases/6655b0fe05de72512028f209/
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"id": "863896",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu May 30 2024 11:24:42 GMT+0530 (India Standard Time)"
},
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "17/11/2021",
    "nameOfApprovingAuthority": {
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    "value": "Slum_Rehabilitation_Authority_(SRA)",
    "label": "Slum Rehabilitation Authority (SRA)"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "SRA / ENG / 2655 / L / STBL / AP"
},
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"displayStatus": false,
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"path": "cases/6655b0fe05de72512028f209/document_1717048554265_CC.pdf",
"id": "418683",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu May 30 2024 11:25:54 GMT+0530 (India Standard Time)"
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{
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "16/11/2021",
    "nameOfApprovingAuthority": {
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      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SRA / ENG / 2655 / L / STBL / AP"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/6655b0fe05de72512028f209/
document_1717048630257_1717045600797_Approved_plan.pdf",
"id": "919250",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu May 30 2024 11:27:10 GMT+0530 (India Standard Time)"
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"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
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    "title": "Create Lead",
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    "datetime": "Tue May 28 2024 15:55:02 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Ashish Choithram Devnani & Mrs. Harsha Ashish Devnani ",
    "phone": "8657937465",
    "ownershipShare": "",
    "email": "",
    "id": "109455"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "56.86",
    "totalAreaDocument": "612",
    "docBUILTUPPercentage": "10",
    "docFinalBUILTUP": "673.20",
    "docFinalBUILTUPSquareMeter": "62.54",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
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    "id": "955414"
  }
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"images": [],
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      "percentage": ""  
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      "squareMeterArea": "61.11",  
      "expectedRate": "26299.79",  
      "percentage": "10"  
    },  
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      "squareMeterArea": "0.00",  
      "expectedRate": "0.00",  
      "percentage": ""  
    },  
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    "saleablePercentage": "0",  
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    "areaType": "Carpet",  
    "floor": "",  
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    "expectedPrice": "17300000",  
    "expectedRate": "28929.77",  
    "builtUpExpectedRate": "26299.79",  
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    "squareMeter": "55.56",  
    "id": "436471"  
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  {  
    "carpetArea": {  
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      "squareMeterArea": "55.37",  
      "expectedRate": "28691.28",  
      "percentage": ""  
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    "percentage": "10"
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    "expectedRate": "0.00",
    "percentage": ""
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  "area": "596",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "17100000",
  "expectedRate": "28691.28",
  "builtUpExpectedRate": "26082.98",
  "image": "cases/6655b0fe05de72512028f209/
indicator_1717045288435_Image.png",
  "squareMeter": "55.37",
  "id": "514856"
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  "carpetArea": {
    "area": "606.00",
    "squareMeterArea": "56.30",
    "expectedRate": "26638.53",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "666.60",
    "squareMeterArea": "61.93",
    "expectedRate": "24216.84",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
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    "percentage": ""
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  "printlnReport": true,
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  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "16142948",
  "expectedRate": "26638.53",
  "builtUpExpectedRate": "24216.84",
  "image": "cases/6655b0fe05de72512028f209/
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  "squareMeter": "56.30",
  "id": "619119"
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"externalImages": [
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    "status": false,
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    "path": "cases/6655b0fe05de72512028f209/
externallmg_1716982660857_1716982502276_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "665713a305de7251202986f3",
    "name": "externallmg_1716982665997_1716982502276_image_1.jpeg",
    "path": "cases/6655b0fe05de72512028f209/
externallmg_1716982665997_1716982502276_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "665713a305de7251202986f4",
    "name": "externallmg_1716982671546_1716982502276_image_2.jpeg",
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"orientation": "portrait"
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  "path": "cases/6655b0fe05de72512028f209/
externallmg_1716982675328_1716982502276_image_3.jpeg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "665713a305de7251202986f6",
  "name": "externallmg_1716982677824_1716982502276_image_4.jpeg",
  "path": "cases/6655b0fe05de72512028f209/
externallmg_1716982677824_1716982502276_image_4.jpeg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "name": "externallmg_1716982679981_1716982502276_image_5.jpeg",
  "path": "cases/6655b0fe05de72512028f209/
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  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "path": "cases/6655b0fe05de72512028f209/
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  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "name": "externallmg_1716982686820_1716982502276_image_7.jpeg",
  "path": "cases/6655b0fe05de72512028f209/
externallmg_1716982686820_1716982502276_image_7.jpeg",
  "orientation": "portrait"
}
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    },
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      "_id": "665713741f66eb5147a0596d",
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      "orientation": "portrait"
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      "orientation": "portrait"
    }
  ],
  "externalDocuments": [],
  "processingDocuments": [
    {
      "originalname": "Approved plan.pdf",
      "filename": "1717045600797_Approved_plan.pdf",
      "path": "cases/6655b0fe05de72512028f209/
processingDocuments/1717045600797_Approved_plan.pdf",
      "size": "627167",
      "createdAt": "Thu May 30 2024 10:36:41 GMT+0530 (India Standard Time)",
      "uploadedBy": "64cde526dc9f3034f3fefa49"
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Vasant Dada Engineering College, Sion Trombay Road, Priy Darshani Circle,
Chunabhatti, Village - Chembur, Sion (East), Taluka - Kurla , District - Mumbai
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