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{
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  "toAssess": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Rohan ",
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@sbi.co.in"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
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  "initial": "SBI",
  "remark": "Temp",
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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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"staff": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
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  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"email": "pradnya@vastukala.org",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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  }
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        "label": "Chartered Engineer"
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  "workWithDocumentMaker": "",
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  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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    {
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      "dateTime": "2024-06-17",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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  "finalMeasurementType": "Sq. Ft.",
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"address": {
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    "label": true
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"value": "Usarghar",
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  "label": true
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  "key": "district",
  "value": "Thane ",
  "label": true
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  "value": "",
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  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": false
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  "key": "suburb",
  "value": "Dombivali (East)",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Mumbai Metropolitan Region Development Authority"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Internal Road",
  "south": "May City Cluster 4",
  "east": "Runwal My City Road"
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"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "west": "",
    "south": "",
    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
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"whichTheLocalityIsServed": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 1 Bedroom + Living Room / Dining Area + 2 Toilets + Service / Utility Area. (i.e. 1 BHK + 2 Toilets)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / CC / 174 / 2020 dated 03.02.2020 issued by MMRDA.",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "Building is under construction",
"unauthorizedConstruction": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "12000.00",
  "depreciatedBuildingRate": "2600"
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"igrRate": {
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  "rate": "63900",
  "landRate": "9600",
  "igrImage": "cases/666c2335772310133b1fd90a/igr_1718613186928_Image.png",
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  "squareFeetGuideLineRate": "6530.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "6530.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
  },
  "monthlyRent": "14,000/- (Expected rental income per month after completion\nof construction works)",
  "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 MMRDA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R. C. C. Slab"
  },
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"partitions": {
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  "label": "Proposed Municipal Water Supply"
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"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"carParking": "Proposed Open / Covered Car Parking Space ",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
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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": "Building is under construction "
},
"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"buildingSpecification": {
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  "label": "Information Not Available"
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"structuralSafety": {
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},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"groundStilt": {
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"value": "stilt",
"label": "Stilt"
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"yearOfConstructionAsPer": {
"value": "As_per_RERA_Certificate",
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "25",
"flatFloorNo": "13",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
"area": "496.10",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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"routeMapImg": "cases/666c2335772310133b1fd90a/
routeMap_1718622903145_Image.png",
"routeLat": "19.180017",
"routeLng": "73.075582",
"stationName": "Dombivli ",
"routeDistance": "6.7 Km. "
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"type": "Point"
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"showLocation": {
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      "name": "b6g52n",
      "image": "cases/666c2335772310133b1fd90a/
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    }
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalinteriorDecorationsRate": "0",
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    "status": true
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    "isHideFloor": false,
    "status": true
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    "status": true
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  "internalPlastering": {
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"externalPainting": {
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  "status": true
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  "status": true
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": true
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  "label": "External Development & Final Finishing",
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  "status": true
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  "status": true
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  "selectedBuildUpValue": "496.10",
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    "max": "12366.00"
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    "max": "11242.00"
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  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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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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"ownerName": "Mr. Dilip Dattaram Gandhi & Mrs. Disha Dilip Gandhi ",
"ownerPhoneNo": "9702599951",
"appAddress": "Flat no. 1303, 13th Floor, CL - 05-12, Cluster - 05, My City Phase 2,
Usarghar Kalyan Dombivali ",
"remark": "Urgent ",
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Horizon Projects Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Dilip Dattaram Gandhi & Mrs. Disha Dilip Gandhi ",
      "number": {
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        "label": "No"
      },
      "No": "14359 / 2021"
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      "label": "Mumbai Metropolitan Region Development Authority"
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    "remark": " (As downloaded form RERA site)",
    "number": {
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      "label": "No"
    },
    "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / CC /
174 / 2020"
  },
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  "displayStatus": false,
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Jun 17 2024 16:22:13 GMT+0530 (India Standard Time)"
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "remark": " (As downloaded form RERA site)",
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      "label": "No"
    }
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```

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    },
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174 / 2020"
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  "fileName": "document_1718621565549_CC.pdf"
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    "label": "RERA Certificate"
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "remark": " (As downloaded form RERA site)",
    "number": {
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      "label": "No"
    }
  },
  "No": "P51700027171"
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  "fileName": "document_1718621607482_P51700027171_1.pdf"
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"caseNumber": "009308",
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    "description": "Create Lead",
    "datetime": "Fri Jun 14 2024 16:32:13 GMT+0530 (India Standard Time)"
  }
],
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"owners": [
  {
    "name": "Mr. Dilip Dattaram Gandhi & Mrs. Disha Dilip Gandhi ",
    "phone": "9702599951",
    "ownershipShare": "",
    "email": "",
    "id": "974660"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
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    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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      "percentage": ""
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  "expectedRate": "0.00",
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    "percentage": ""
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    "squareMeterArea": "41.49",
    "expectedRate": "10747.87",
    "percentage": "10"
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  "saleableArea": {
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    "percentage": ""
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  "areaType": "Carpet",
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  "expectedRate": "11822.66",
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    "percentage": "10"
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  "carpetArea": {
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    "expectedRate": "11545.60",
    "percentage": ""
  },
  "builtUpArea": {
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    "expectedRate": "10496.00",
    "percentage": "10"
  },
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  "floor": "4",
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  "expectedPrice": "7089000",
  "expectedRate": "11545.60",
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  "image": "cases/666c2335772310133b1fd90a/
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  "builtUpArea": {
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    "expectedRate": "11241.45",
    "percentage": "10"
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  "areaType": "Carpet",
  "floor": "15",
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  "expectedPrice": "4600000",
  "expectedRate": "12365.59",
  "builtUpExpectedRate": "11241.45",
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    "orientation": "portrait"
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  {
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